City Council Chambers, 311 Vernon Street roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the City Council are held on the first and third Wednesday of each month at 6:00 p.m.

Two Public Comment Periods for Non-Agenda Items: A total of twenty-five (25) minutes is allotted for public comments. At the beginning and end of the meeting, each speaker has three (3) minutes to address the Mayor/Chair on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the City Clerk before the item is heard if you wish to make a comment. You will still have an opportunity to comment if you haven't filled out a yellow speaker card.

Brown Act: The City Council cannot discuss or act on items not listed on the agenda. Public Comment on Agenda Items: Each speaker has five (5) minutes to address items that are listed on the agenda.

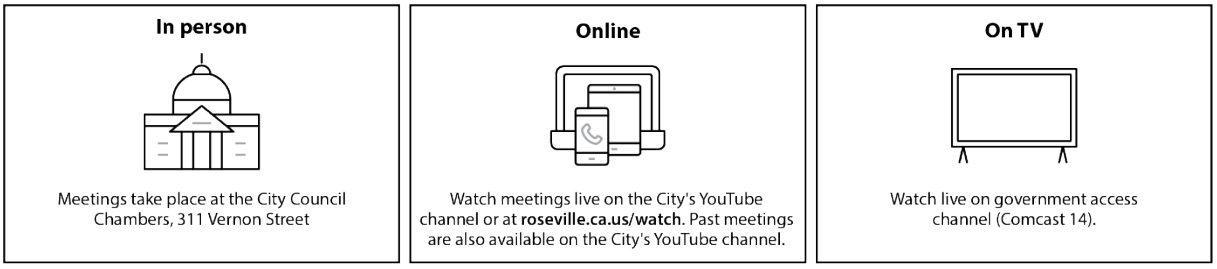
Levine Act Provisions: If you've made a campaign contribution totaling more than $500 ($250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit Levine Act – City of Roseville for updated forms and information.

Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk for consideration at least 72 hours in advance.

Americans with Disabilities Act: If special assistance is required to participate in a meeting, including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting. City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol.

Viewing Options: The City of Roseville provides three options for viewing meetings:



Krista Bernasconi, Mayor
Karen Alvord, Vice Mayor
Bruce Houdesheldt, Councilmember
Tracy Mendonsa, Councilmember
Pauline Roccucci, Councilmember
Dominick Casey, City Manager
Michelle Sheidenberger, City Attorney
Carmen Avalos, City Clerk

AGENDA

City Council /Housing Authority Meeting
September 3, 2025
6:00 PM
City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. MEETING PROCEDURES

V. PRESENTATIONS

1. Roseville Coalition of Neighborhood Associations - Annual Update

Summary: An informational update on the activities of the Roseville Coalition of Neighborhood Associations (RCONA) by RCONA Vice President Charles Aquino and RCONA Board Member Ed Kriz.

CONTACT: Erin Dunlay 916-774-5397 ecdunlay@roseville.ca.us

VI. PUBLIC COMMENTS

This is the first opportunity to make a public comment on non-agenda items.

VII. CONSENT CALENDAR

2. Roseville Sports Complex Maintenance Yard - Approval of Plans and Specifications and Design Assist Construction Agreement Amendment (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - PARK DEVELOPMENT)

Summary: Staff recommends approval of the plans for the Roseville Sports Complex Maintenance Yard and a design-assist construction agreement amendment with Robert A. Bothman, Inc. dba Robert A. Bothman Construction, Inc. in the amount of $1,783,750 for the Roseville Sports Complex West Side Maintenance Yard, that will provide a 3,300-square-foot shop, underground utilities hook-ups for the shop and portable office building, and tenant improvements to add a restroom in the shop. Staff also requests authority for staff to approve change order requests in an amount not to exceed 10% of the contracted amendment amount.

Funding was approved in the General Fund in FY2024-25 from FY2023-24 General Fund year-end surplus funds.

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the plans for the Roseville Sports Complex West Side Maintenance Yard project; and

b. Adopt Resolution No. 25-292 approving a Design-Assist Construction Agreement Amendment, by and between the City of Roseville and Robert A. Bothman, Inc. DBA Robert A. Bothman Construction, Inc., authorizing the City Manager to execute it on behalf of the City of Roseville; and

c. Authorize the City Manager or his designee the authority to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed 10% of the contract amendment price.

3. Enterprise Project Management Software - Contract Purchase Agreement (INFORMATION TECHNOLOGY DEPARTMENT - STRATEGIC PLANNING)

Summary: Staff recommends approval of a contract purchase agreement with Metafuse Incorporated dba Project Insight in an estimated amount of $340,500 to provide a citywide enterprise project management solution for an initial five-year period. Additionally, staff recommends authorization for the Chief Information Officer to approve change orders up to an additional 10% to cover unexpected changes to the project scope or schedule and authorization for three optional renewal years without further Council approval, pending Council's approval of the yearly budget. Funding is included in the Enterprise Project Management Software Project in the General Fund, enterprise funds, and internal service funds.

CONTACT: Sajanbir Kaur 916-774-5421 skaur@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-291 approving a Contract Purchase Agreement, by and between the City of Roseville and Metafuse Incorporated DBA Project Insight and authorizing the City Manager to execute it on behalf of the City of Roseville.

4. HOUSING AUTHORITY/CITY COUNCIL – Quarterly Status Update, 2nd Qtr 2025 (ECONOMIC DEVELOPMENT DEPARTMENT - HOUSING)

Summary: Staff recommends City Council, acting as the Roseville Housing Authority Board, receive a status report on the Housing Authority’s Housing Choice Voucher Program for the 2nd Quarter of 2025. This report is for informational purposes only and has no impact on the City's General Fund.

CONTACT: Danielle OConnell 916-774-5277 doconnell@roseville.ca.us

The City Council will consider the recommendation to:

This is an informational item and requires no City Council action.

5. **Cirby Substation Switchgear Replacement Civil Construction Project – Notice of Completion** (ELECTRIC DEPARTMENT - ENGINEERING)

Summary: Staff recommends approval of the Notice of Completion for the Cirby Substation Switchgear Replacement Civil Construction Project. The total amount of the contract with Interstate Construction, Inc. was $248,280 and was funded by the Electric Department's capital improvement project budget in the Electric Fund. Staff have made final inspection of this project and have found the civil improvement work complete in accordance with the improvement plans and City specifications.

CONTACT: Austin Kurth 916-774-5661 akurth@roseville.ca.us

The City Council will consider the recommendation to:

a. Accept the Cirby Substation Switchgear Replacement Civil Construction Project as complete and;

b. Adopt Resolution No. 25-284 accepting the Public Work known as the Cirby Substation Switchgear replacement civil construction project, approving the "Notice of Completetion", and authorizing the Electric Utility Director to execute said Notice on behalf of the City of Roseville.

6. **Solid Waste Recycling Site Creekview Lot 26 - Grant Deed** (ENVIRONMENTAL UTILITIES DEPARTMENT - TECHNICAL SERVICES)

Summary: Staff recommends acceptance of a Grant Deed of Land offered on the Final Map of Creekview Large Lot Subdivision in order to facilitate the construction of the Creekview Solid Waste Recycling Site. The action requested has no fiscal impact to the City.

CONTACT: Rana Moore 916-774-5581 rcmoore@roseville.ca.us

The City Council will consider the recommendation to:

a. Authorize the City Clerk or her designee to record the Resolution of Acceptance and the Grant Deed at the Recorder’s Office of Placer County; and

b. Adopt Resolution No. 25-290 accepting a Grant Deed and authorizing the City Manager to execute the Deed and any other documents required to effectuate the Recordation and Enforcement of this Acceptance.

7. **Urban Water Management Plan and Water Management Plan 2025 Updates – Professional Services Agreement** (ENVIRONMENTAL UTILITIES DEPARTMENT - WATER)

Summary: Staff recommends approval and award of a professional services agreement to Water Works Engineers, LLC in the amount of $194,399 for 2025 updates to the Urban Water Management Plan (UWMP) and Water Management Plan (WMP). The UWMP is required by the

California Urban Water Management Planning Act, as codified in Section 10610 et seq., of the California Water Code and the Department of Water Resources' guidebook. The WMP is required by the Central Valley Improvement Act of 1992 and Section 210(b) of the Reclamation Reform Act of 1982, which requires certain entities that enter into a water service or repayment contract with the Bureau of Reclamation to prepare and submit to Reclamation a Water Management Plan. Funding for this project is from the Water Operations Fund.

CONTACT: Janice Gainey 916-774-5535 jrgainey@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-283 approving a Professional Services Agreement, by and between the City of Roseville and Water Works Engineers, LLC, and authorizing the City Manager to execute it on behalf of the City of Roseville.

8. Church Street and Pump Station 26 Collection System Improvements Project - Professional Services Agreement Amendment (ENVIRONMENTAL UTILITIES DEPARTMENT - TECHNICAL SERVICES)

Summary: Staff recommends approval of an amendment to Inferrera Construction Management's professional services agreement for the Church Street (Schedule A) and Pump Station 26 (Schedule B) Collection System Improvements Project (Project). The Project has adequate funds for the amendment in the amount of $100,000 with $50,000 funded by the Wastewater Rehabilitation Fund for Schedule A and $50,000 funded by the South Placer Wastewater Authority for Schedule B.

CONTACT: William Montz 916-774-5545 wlmontz@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution 25-289 approving a First Amendment to Professional Services Agreement, by and between the City of Roseville and Inferrera Construction Mangement Group, Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville.

9. Service and Support of Accela Software - Professional Services Agreement Amendment (DEVELOPMENT SERVICES DEPARTMENT - BUSINESS SERVICES DIVISION)

Summary: Staff recommends approval of an amendment to the professional services agreement with True Point Solutions LLC, with a not-to-exceed amount of $300,000 annually for the recommended agreement amendment and future optional renewals. The funding source is the Development Services Department's Technology Replacement Fund, funded by development through building permit fees for development-driven technology improvements. Funding for FY2025-26 is included in the Department's budget. Staff also recommends authorization for the City Manager to execute future amendments to extend the agreement for up to two (2) additional one-year renewal terms on behalf of the City.

CONTACT: Stacie Marchetti 916-774-5278 smarchetti2@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-285 approving a first amendment to Professional Services Agreement, by and between the City of Roseville and Truepoint Solutions LLC, and authorizing the City Manager to execute it on behalf of the City of Roseville.

10. Sierra Vista Phase 2 Backbone - Notice of Completion (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Notice of Completion for the Sierra Vista Phase 2 Backbone Project as complete. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-287 of the Council of the City of Roseville accepting the Public Work known as Sierra Vista Phase 2 Backbone Project, approving the "Notice of Completion", and authorizing and directing the City Engineer to execute said Notice on behalf of the City of Roseville, therefore, and accepting a portion of the dedications offered on the recorded map of the subdivision.

11. Sierra Vista KT Phase 2, Vista Grande Blvd. & Sierra Village Dr. - Notice of Completion (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Notice of Completion for the Sierra Vista KT Phase 2, Vista Grande Blvd. & Sierra Village Dr. as complete. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-286 of the Council of the City of Roseville accepting the Public Work known as Vista Grande Blvd & Sierra Village Dr Project, approving the "Notice of Completion", and authorizing and directing the City Engineer to execute said Notice on behalf of the City of Roseville, therefore, and accepting a portion of the dedications offered on the recorded map of the subdivision.

12. Sierra Vista Santucci Boulevard - Notice of Completion (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Notice of Completion for the Sierra Vista Santucci Boulevard Project as complete. The Engineering Division has made final inspection of the project

and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-288 of the Council of the City of Roseville accepting the Public Work known as Santucci Boulevard Project, approving the "Notice of Completion", and authorizing and directing the City Engineer to execute said Notice on behalf of the City of Roseville, therefore, and accepting a portion of the dedications offered on the recorded map of the subdivision.

13. Second Reading - Formation of Creekview Phase 5 Community Facilities District No. 1 (Public Facilities) (FINANCE DEPARTMENT)

Summary: Staff recommends approval of a Second Reading Ordinance Levying Special Taxes Within the City of Roseville Creekview Phase 5 Community Facilities District No. 1 (Public Facilities).

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Ordinance No. 6987 of the City Council of the City of Roseville Levying Special Taxes within City of Roseville Creekview Phase 5 Community Facilities District No. 1 (Public Facilities).

14. Resolution - Farida Khan

Summary: Commend Farida Khan for her 24 years of outstanding service and dedication to the City of Roseville and the Development Services Department, congratulate her for her many accomplishments, and wish her a long, healthy, and fulfilling retirement.

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

15. Council Discretionary Funds - Budget Adjustment (CITY MANAGER DEPARTMENT - CITY MANAGER)

Summary: Staff recommends approval of a budget adjustment in the amount of $5,821 to carry forward unappropriated FY2024-25 Discretionary Funds for use in FY2025-26.

CONTACT: Heather Blanco 916-746-1171 hblanco@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Ordinance 6984 of the Council of the City of Roseville authorizing certain amendments to the Fiscal Year 2024-25 budget and declaring this ordinance to be immediately effective as an appropriation measure.

16. Minutes of Prior Meetings (CITY CLERK DEPARTMENT)

Summary: Staff recommends approval of the minutes of the August 20, 2025 City Council Meeting.

CONTACT: Melissa Lipp 916-774-5268 MLLipp@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the minutes of the August 20, 2025 City Council Meeting.

END OF CONSENT CALENDAR

VIII. PRESENTATIONS/REPORTS

17. Planning Commission Vacancy - Appointment (CITY CLERK DEPARTMENT)

Summary: Staff recommends Council appoint one (1) individual to the Planning Commission to a term expiring June 30, 2026, from applications received from Michael Bradford, Einar Maisch, Lewis McGeorge, Jason Probst, and Jim Ratliff.

CONTACT: Katrina Six 916-774-5267 kmsix@roseville.ca.us

The City Council will consider the recommendation to:

a. Appoint one (1) individual to the Planning Commission to a term expiring June 30, 2026 from applications received from Michael Bradford, Einar Maisch, Lewis McGeorge, Jason Probst, and Jim Ratliff.

18. Roseville Venture Lab - New Non-Capital Multi-Year Project Approval, Program Agreement, Professional Services Agreement, Sponsorship Agreements, and Budget Adjustment (ECONOMIC DEVELOPMENT DEPARTMENT)

Summary: Staff recommends approval of a new Non-Capital Multi-Year Project for the Roseville Venture Lab (RVL), a Program Agreement with the Growth Factory to administer accelerator and incubator programs, a professional services agreement with the Roseville Area Chamber of Commerce to manage the day-to-day operations of the RVL facility, and authorization to execute Sponsorship Agreements with community partners in support of the RVL initiative. Staff also recommends approval of a budget adjustment in the amount of $394,500 for the new Roseville Venture Lab Project, to cover the expense of program implementation, space management and grant funding allocations associated with operation of RVL. Funding for the proposed initiative will come from the Strategic Improvement Fund ($300,000), the Electric Fund ($20,000), the Environmental Utilities operating funds ($25,000 already budgeted, but being moved to the new project), and other partnering sponsors ($74,500), and will not impact the General Fund.

CONTACT: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve a new Non-Capital Improvement Project; and

b. Adopt Resolution No. 25-293 approving an amended and restated Program Agreement, by and between the City of Roseville and Growth Factory, and authorizing the City Manager to execute it on behalf of the City of Roseville; and

c. Adopt Resolution No. 25-294 approving a Professional Services Agreement, by and between the City of Roseville and The Roseville Area Chamber of Commerce, and authorizing the City Manager to execute it on behalf of the City of Roseville; and

d. Adopt Resolution No. 25-295 approving the form of the Standard Partner Sponsorship Funding Agreement; and

e. Adopt Ordinance No. 6986 authorizing certain amendments to the Fiscal Year 2025-26 Budget and declaring this ordinance to be immediately effective as an appropriation measure.

IX. PUBLIC COMMENTS

This is the second opportunity to make a public comment on non-agenda items.

X. STAFF/COUNCIL REPORTS

XI. ADJOURNMENT

City Council Communication

Meeting Date: 9/3/2025
Item #: V.1
File #:
Item ID: 2025-446

Title:	Roseville Coalition of Neighborhood Associations - Annual Update
Contact:	Erin Dunlay 916-774-5397 ecdunlay@roseville.ca.us

SUMMARY

An informational update on the activities of the Roseville Coalition of Neighborhood Associations (RCONA) by RCONA Vice President Charles Aquino and RCONA Board Member Ed Kriz.

RECOMMENDATION

BACKGROUND

FISCAL IMPACT

ENVIRONMENTAL REVIEW

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community
5. Support community engagement and advocacy

Respectfully Submitted,
Erin Dunlay, Public Affairs and Communications Manager

Megan Scheid, Deputy City Manager

ATTACHMENTS:

REVIEWERS:

Megan Scheid, City Manager Department - Deputy City Manager	Created/Initiated - 7/30/2025
Katrina Six, City Clerk Department	Final Approval - 7/30/2025

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.2
File #: 0203-10
Item ID: 2025-489

Title:	Roseville Sports Complex Maintenance Yard - Approval of Plans and Specifications and Design Assist Construction Agreement Amendment
Contact:	Tara Gee 916-774-5253 tgee@roseville.ca.us

SUMMARY

Staff recommends approval of the plans for the Roseville Sports Complex Maintenance Yard and a design-assist construction agreement amendment with Robert A. Bothman, Inc. dba Robert A. Bothman Construction, Inc. in the amount of $1,783,750 for the Roseville Sports Complex West Side Maintenance Yard, that will provide a 3,300-square-foot shop, underground utilities hook-ups for the shop and portable office building, and tenant improvements to add a restroom in the shop. Staff also requests authority for staff to approve change order requests in an amount not to exceed 10% of the contracted amendment amount. Funding was approved in the General Fund in FY2024-25 from FY2023-24 General Fund year-end surplus funds.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve the plans for the Roseville Sports Complex West Side Maintenance Yard project;

2. Adopt a resolution to approve a design-assist construction agreement amendment for the Roseville Sports Complex and authorize the City Manager to execute it on behalf of the City of Roseville; and

3. Authorize the City Manager or his designee the authority to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed 10% of the contract amendment price.

BACKGROUND

The ¼-acre West Side Maintenance Yard will be located at 2600 Westbrook Boulevard at the Placer Valley Soccer Complex. With the growth on the west side of the City, the location was chosen to serve parks on the west side of Roseville, including the Soccer Complex and new parks in the Sierra Vista, Creekview and Amoruso Ranch specific plan areas. By locating a maintenance yard in this area, greater efficiencies will be achieved by providing access to equipment and materials closer to where the need is. This will also reduce travel time from the existing maintenance yard locations.

The scope of work under this contract amendment will include a 3,300-square-foot shop, underground utilities hook-ups for the shop and portable office building, and tenant improvements to add a restroom in the shop.

A portable office building was approved by Council at the July 16, 2025, meeting and will serve as an office for Park Operations staff assigned to this area. This building will have two offices, a restroom and a

staff break/meeting room.

FISCAL IMPACT

Funding for the $1,783,750 for this project was approved in the General Fund in FY2024-25 from FY2023-24 General Fund year-end surplus funds.

ENVIRONMENTAL REVIEW

Development of the maintenance yard was part of the original Placer Valley Soccer Complex project and was considered and analyzed in the Subsequent Initial Study/Mitigated Negative Declaration (Subsequent IS/MND) for the Roseville Regional Sports Complex Project (SCH No. 20020820257, approved March 15, 2023. Construction of the maintenance yard is consistent with the project evaluated in the Subsequent IS/MND: no new effects would be expected to occur and all applicable mitigation measures from the Subsequent IS/MND will be implemented. As such, no additional CEQA action is required at this time.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community
3. Enhance economic vitality
4. Invest in well-planned infrastructure and growth
6. Deliver exceptional City services

Respectfully Submitted,
Tara Gee, Park Planning and Development Manager

Jill Geller, Parks Recreation and Libraries Director

ATTACHMENTS:

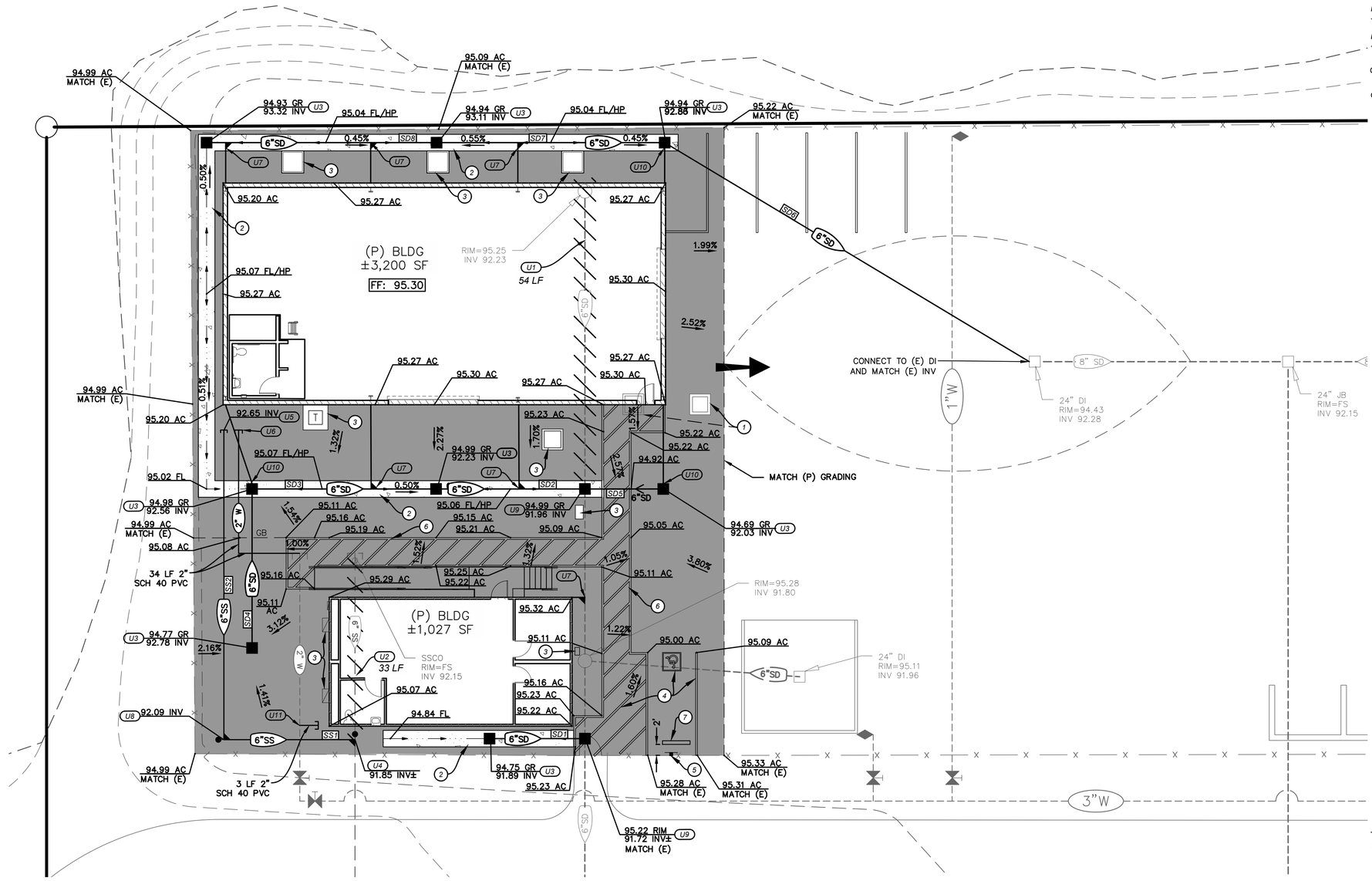
1. Maintenance Yard Plans
2. Resolution 25-292
3. Design-Assist Construction Agreement Amendment
4. Vicinity Map

REVIEWERS:

Tara Gee, Parks, Recreation, and Libraries Department - Park Development	Created/Initiated - 7/29/2025
Tara Gee, Parks, Recreation, and Libraries Department - Park Development	Approved - 7/29/2025
Jill Geller, Parks, Recreation, and Libraries - All	Approved - 8/15/2025
Gretchen Hakala, City Attorney Department	Approved - 8/20/2025
Katrina Six, City Clerk Department	Approved - 8/20/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/20/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/22/2025
Dominick Casey, City Clerk Department	Approved - 8/22/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

SHEET INDEX

C1.1 GRADING, PAVING, AND UTILITY PLAN
C2.1 CONSTRUCTION DETAILS



LEGEND:

AC DRIVE AISLE (TI=__) -" AC / -" CL2 AB		SPOT ELEVATION (ABBREVIATION)	13.34 FG
AC PARKING (TI=__) -" AC / -" CL2 AB		MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)
HEAVY DUTY PCC -" PCC / -" CL2 AB		DRAINAGE INLET	■ ●
LIGHT DUTY PCC -" PCC / -" CL2 AB		STORM DRAIN MANHOLE	Ⓓ
OVERLAND RELEASE		SURFACE FLOW / DRAINAGE FLOW	
GRADE BREAK LINE	GB	FINISHED FLOOR ELEVATION	FF: 123.00

	EXISTING	PROPOSED
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER LINE	XX"W	XX"W
MAJOR CONTOUR	25	25
MINOR CONTOUR		
FENCE		X X
PROPERTY LINE		

CONSTRUCTION KEYNOTES:

1. RELOCATE (E) PULL BOX WITH POWER AND DATA.
2. CONSTRUCT 3' VALLEY GUTTER PER DETAIL 1, SHEET C2.1.
3. SEE ELECTRICAL PLANS FOR MISC EQUIPMENT (EVAPORATIVE COOLER PAD, UTILITY BOX, TRANSFORMER PAD, ETC.)
4. PAINT ACCESSIBLE PARKING STRIPING PER DETAIL 3, SHEET C2.1.
5. POST VAN ACCESSIBLE PARKING SIGN ON (E) FENCE PER DETAIL 4, SHEET C2.1.
6. PAINT AISLE STRIPING PER DETAIL 5, SHEET C2.1.
7. INSTALL CONCRETE WHEEL STOP IN LOCATION SHOWN.

UTILITY KEYNOTES:

- U1 REMOVE (E) STORM DRAIN (LENGTH SHOWN ON PLAN).
- U2 REMOVE (E) SANITARY SEWER (LENGTH SHOWN ON PLAN).
- U3 INSTALL NYLOPLAST 10" DRAIN BASIN (OR APPROVED EQUAL) WITH H-20 GRATE.
- U4 (P) SANITARY SEWER POC FOR MODULAR. VERIFY WITH BUILDING PLANS. INSTALL WYE WITH CLEANOUT FOR CONTINUATION TO METAL BLDG.
- U5 (P) SANITARY SEWER POC FOR METAL BLDG. VERIFY WITH BUILDING PLANS.
- U6 (P) DOMESTIC WATER POC FOR METAL BLDG. VERIFY WITH BUILDING PLANS.
- U7 CONNECT ROOF DRAIN TO STORM DRAIN WITH WYE VERIFY ROOF DRAIN LOCATIONS WITH BUILDING PLANS. SEE DETAIL 2, SHEET C2.1.
- U8 INSTALL WYE WITH CLEANOUT TO GRADE.
- U9 CONNECT TO (E) SD WITH NYLOPLAST 10" DRAIN BASIN (OR APPROVED EQUAL) WITH SOLID COVER. MATCH (E) INVERT.
- U10 CONNECT ROOF DRAIN TO STORM DRAIN BASIN. VERIFY ROOF DRAIN LOCATIONS WITH BUILDING PLANS.
- U11 INSTALL 2"x2" TEE FOR (P) DOMESTIC POC TO MODULAR BLDG. VERIFY WITH BUILDING PLANS.

GENERAL GRADING AND DRAINAGE NOTES:

1. ALL VALVES, MANHOLES, CLEANOUTS, DI'S, PULLBOXES, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
2. GRADING, PAVING, AND EARTHWORK SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT.
3. VERIFY ALL UTILITY LOCATIONS, PIPE ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
4. THE ACCESSIBLE PATH OF TRAVEL SHALL SLOPE AT 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS-SLOPE, PER CBC 11B-403 (UNLESS RAMPS ARE PROPOSED). WHERE THE ACCESSIBLE ROUTE MAKES A 90 DEGREE TURN, THE INTERMEDIATE CORNER SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION. RAMPS SHALL NOT BE GREATER THAN 8.33%.
5. ALL ADA ACCESSIBLE PARKING SPACES SHALL HAVE SLOPES LESS THAN 2% IN ANY DIRECTION.

ABBREVIATIONS:

AC	ASPHALT CONCRETE	MIN	MINIMUM
D	DRAIN	P	PROPOSED
DI	DROP INLET	POC	POINT OF CONNECTION
DOM	DOMESTIC WATER	PVC	POLYVINYL CHLORIDE
E	EXISTING	S	SLOPE
FF	FINISH FLOOR	SD	STORM DRAIN
FL	FLOWLINE	SDR	STANDARD DIMENSION RATIO
FS	FINISHED SURFACE	SF	SQUARE FEET
GR	GRATE ELEVATION	SS	SANITARY SEWER
INV	INVERT	SSCO	SANITARY SEWER CLEAN OUT
LF	LINEAR FEET	W	WATER

SANITARY SEWER PIPE TABLE

PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SS1	6"	24 LF	PVC	1.00%
SS2	6"	56 LF	PVC	1.00%

NOTE: SANITARY SEWER PIPE MATERIAL TO BE SDR-26 PVC OR APPROVED EQUAL.

STORM DRAIN PIPE TABLE

PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SD1	6"	17 LF	PVC	1.00%
SD2	6"	27 LF	PVC	1.00%
SD3	6"	33 LF	PVC	1.00%
SD4	6"	29 LF	PVC	0.75%
SD5	6"	14 LF	PVC	1.00%
SD6	6"	77 LF	PVC	0.75%
SD7	6"	41 LF	PVC	0.60%
SD8	6"	42 LF	PVC	0.50%

NOTE: STORM DRAIN PIPE MATERIAL TO BE SDR-26 PVC OR APPROVED EQUAL.

10 0 10 20
1 INCH = 10 FEET

Know what's below. Call before you dig. or (800) 642-2444

WMB ARCHITECTS
5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

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CITY OF ROSEVILLE CALIFORNIA

Soccer Complex Maintenance Yard
2600 Westbrook Boulevard
Roseville, CA 95747

WMB Project No. 25-003

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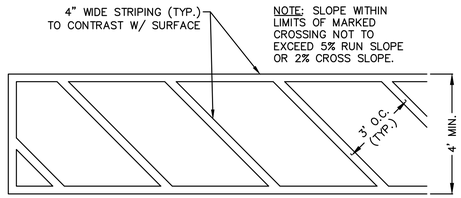
REGISTERED PROFESSIONAL ENGINEER SHAWN F. SOMERS No. C 80625 Exp. 3-31-27 7/3/2025 CIVIL STATE OF CALIFORNIA

7.3.25	100% SUBMITTAL

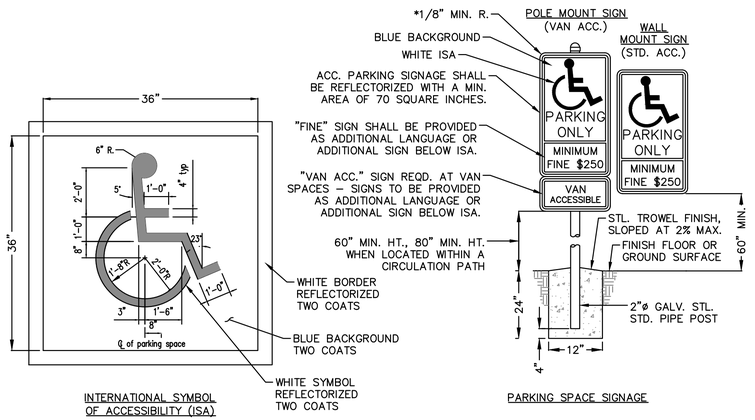
GRADING, PAVING, AND UTILITY PLAN

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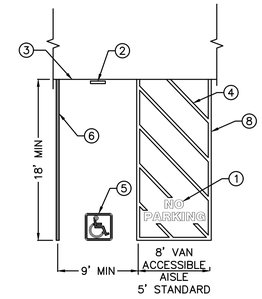
5 | NTS | *AISLE STRIPING*



A | *ACCESSIBLE PARKING STALL*
NOT TO SCALE

4 | NTS | *ACCESSIBILITY SIGNAGE*

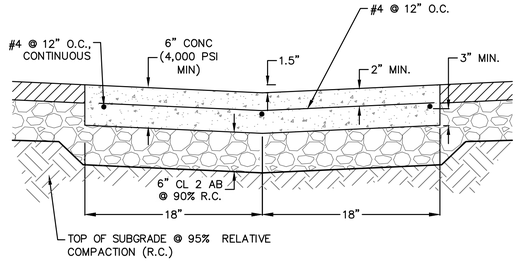
2 | NTS | *ROOF DOWNSPOUT*



KEYNOTES:
1. 12" HIGH "NO PARKING" PAINTED AT END OF ACCESS AISLE
2. ACCESSIBLE PARKING SIGNAGE – SEE DETAIL 4, THIS SHEET.
3. EXISTING FENCE – SEE SITE PLAN.
4. 4" BLUE OR WHITE STRIPES AT 36" O.C.
5. 36" SQ. SYMBOL OF ACCESSIBILITY, TYP. – SEE DETAIL 4.
6. 4" WIDE WHITE STALL STRIPING.
7. 4" WIDE BLUE BORDER.

NOTES:
1. PAVEMENT–MARKING PAINT: ALKYD–RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH AASHTO M 248, TYPE N; COLORS COMPLYING WITH FS TT–P–1952
2. ACCESS AISLE FOR VAN ACCESSIBLE PARKING SPACES SHALL BE POSITIONED FOR PASSENGER SIDE OFFLOAD.
3. A MINIMUM 8' WIDE ACCESS AISLE IS REQUIRED FOR 9' WIDE VAN ACCESSIBLE STALLS. A MINIMUM 5' WIDE ACCESS AISLE MAY BE USED FOR 12' WIDE VAN ACCESSIBLE STALL.
4. 4" WIDE STRIPING FOR ALL STALL & ACCESS STRIPING (TYP.)
5. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE.
6. SURFACE OF PARKING SPACES & ACCESS AISLES SERVING THEM SHALL BE STABLE, FIR & SLIP–RESISTANT; NOT TO EXCEED 2% IN ANY DIRECTION.
7. PARKING SPACES, ACCESS AISLES & VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A 98" VERTICAL CLEARANCE.
8. ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE.
9. THE DIAGONAL HATCHING SHALL BE PAINTED A SUITABLE CONTRASTING COLOR (BLUE OR WHITE) TO THE PARKING SPACE AREA. TYPICAL IS WHITE ON AC AND BLUE ON PCC OR IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE. DIAGONALS SHALL BE 4" WIDE LINES WITH 3' SPACING AND AT 45° TO THE LOADING AREA BORDERS.
10. PARKING SPACE EMBLEM MUST BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (CENTERED AT ENTRANCE TO STALL IS RECOMMENDED).
11. THE ACCESSIBLE SIGN SHALL BE PROVIDED FOR EACH ACCESSIBLE PARKING STALL. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKING CARS OTHER THAN THEIR OWN.

3 | NTS | *ACCESSIBLE PARKING STALL*



NOTES:
1. MIN. 2" COVER FOR TOP REINFORCEMENT.
2. MIN. 3" COVER FOR BOTTOM REINFORCEMENT.

1 | NTS | *3' CONCRETE VALLEY GUTTER*

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REGISTERED PROFESSIONAL ENGINEER – SHAWN P. SOMERS – No. C 80625 Exp. 3-31-27 – 7/3/2025 – CIVIL – STATE OF CALIFORNIA

7.3.25	100% SUBMITTAL

CONSTRUCTION DETAILS

C2.1

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Roseville Soccer Complex
Maintenance Yard Improvements

2600 Westbrook Boulevard
Roseville, CA 95747

APN: 496-020-033-000

ABBREVIATIONS

@	AT	JB.	JAMB
A.F.F.	ABOVE FINISH FLOOR	JT.	JOINT
ABV.	ABOVE		
ADJ.	ADJUSTABLE	LAV.	LAVATORY
ALT.	ALTERNATE	LTWT.	LIGHT WEIGHT
ALUM.	ALUMINUM		
APPL.	APPLICABLE	MAX.	MAXIMUM
APPROX.	APPROXIMATE	MECH.	MECHANICAL
		MIN.	MINIMUM / MINUTE
B.O.	BOTTOM OF	MTD.	MOUNTED
BD.	BOARD	MTL.	METAL
BLDG.	BUILDING		
BLK.	BLOCK	(N)	NEW
BLKG.	BLOCKING	N.I.C.	NOT IN CONTRACT
BLW.	BELOW	N.T.S.	NOT TO SCALE
BTWN.	BETWEEN	N/A	NOT APPLICABLE
		NO. / #	NUMBER
C.I.	CAST IRON		
C.I.P.	CAST-IN-PLACE	O.C.	ON CENTER
C.J.	CONTROL JOINT	OPP.	OPPOSITE HAND
C.L.	CENTER LINE	ov/	OVER
CBC	CALIFORNIA BUILDING CODE	OZ.	OUNCE
CLG.	CEILING	P.E.M.B.	PRE-ENGINEERED METAL BUILDING
CLR.	CLEAR	P.F.	PREFINISHED
CMU	CONCRETE MASONRY UNIT	P.O.C.	POINT OF CONNECTION
COL.	COLUMN	P.T.	PRESSURE TREATED
COMP.	COMPACTED	PL.	PLATE
CONC.	CONCRETE	PLAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PROP.	PROPERTY
		PSI	POUNDS PER SQUARE INCH
D.F.	DOUGLAS FIR / DRINKING FOUNTAIN		
D.S.	DOWNSPOUT	R.W.L.	RAIN WATER LEADER
DBL.	DOUBLE	RDWD.	REDWOOD
DIA.	DIAMETER	REF.	REFER TO
DN.	DOWN	REINF.	REINFORCED
DWG.	DRAWING	REQ'D.	REQUIRED
		RM.	ROOM
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM		
E.J.	EXPANSION JOINT	S.C.	SOLID CORE
E.W.	EACH WAY	S.D.	STORM DRAIN
EA.	EACH	S.F.	SQUARE FOOTAGE / STOREFRONT
ELEV.	ELEVATION	S.M.	SHEET METAL
EQ.	EQUAL	S.M.S.	SHEET METAL SCREW
EV	ELECTRIC VEHICLE	S.P.	SINGLE PLY
EXIST. / (E)	EXISTING	S.S.	SANITARY SEWER LINE / STANDING SEAM / STAINLESS STEEL
EXP.	EXPANSION		
EXT.	EXTERIOR	SCH.	SCHEDULE
		SDST	SELF-DRILLING SELF-TAPPING
F.D.	FLOOR DRAIN		
F.E.	FIRE EXTINGUISHER	SHT.	SHEET
F.G.	FIBERGLASS / FINISH GRADE	SIM.	SIMILAR
		SPEC.	SPECIFICATION
F.H.	FIRE HYDRANT	SQ.	SQUARE
F.O.F.	FACE OF FINISH	STD.	STANDARD
F.O.S.	FACE OF STUD	STL.	STEEL
F.R.P.	FIBER REINFORCED POLYMER	SUSP.	SUSPENDED
F.S.	FIRE SPRINKLERS	T & B	TOP & BOTTOM
F.S.D.	FIRE SEPARATION DISTANCE	T & G	TONGUE & GROOVE
		T.J.I.	TRUS JOIST I-JOIST
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.S.	TUBE STEEL
FT.	FOOT / FEET	TEMP.	TEMPORARY
FTG.	FOOTING	TYP.	TYPICAL
G.B.	GRADE BREAK	U.O.N.	UNLESS OTHERWISE NOTED
G.I.	GALVANIZED IRON		
G.L.B.	GLUE LAMINATED BEAM		
GA.	GAUGE	V.B.	VAPOR BARRIER
GALV.	GALVANIZED	V.I.F.	VERIFY IN FIELD
GD.	GRADE	V.T.R.	VENT THROUGH ROOF
GYP. BD.	GYPSUM BOARD	VERT.	VERTICAL
H.M.	HOLLOW METAL	W.C.	WATER CLOSET
HD.	HEAD	W.H.	WATER HEATER
HDR.	HEADER	W.I.	WROUGHT IRON
HDWR.	HARDWARE	W.W.F.	WOVEN WIRE FABRIC
HORIZ.	HORIZONTAL	w/	WITH
HR.	HOUR	w/o	WITHOUT
HT.	HEIGHT	WD.	WOOD
I.D.	IDENTIFICATION		
I.S.A.	INTERNATIONAL SYMBOL OF ACCESSIBILITY		
INSUL.	INSULATION		
INT.	INTERIOR		

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PROJECT CONTACTS

OWNER INFORMATION

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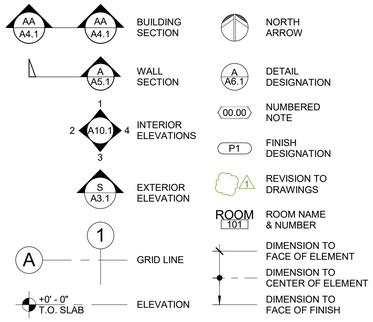
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EMAIL: drenth@saceng.com
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SYMBOLS



SPECIAL INSPECTIONS

1. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED STRUCTURAL SPECIAL INSPECTIONS.

PROJECT DATA

	SHOP BLDG.		OFFICE BLDG.	
TYPE OF CONSTRUCTION	II-B		V-B	
OCCUPANCY GROUP	S-1		B	
FIRE SPRINKLERS	NO	NFPA 13	NO	NFPA 13
FIRE SPRINKLER FACTOR *CBC TABLES 504.3, 504.4, 506.2*	NS / NS		NS / NS	
HEIGHT INCREASE	NO		NO	
AREA INCREASE	NO		NO	

	ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL
HEIGHT	55' - 0"	18' - 6"	40' - 0"	12' - 0"
STORIES	2	1	2	1
AREA	*SEE BELOW*	3,200 S.F.	*SEE BELOW*	1,025 S.F.

ALLOWABLE AREA (A_a) $A_a = A_t + (NS \times I_f)$	A_a = 17,500 S.F.		A_a = 9,000 S.F.
TABULAR ALLOWABLE AREA (A_t)	A_t = 17,500 S.F.		A_t = 9,000 S.F.
TABULAR ALLOWABLE AREA (NS)	NS = 17,500 S.F.	NOT USED	NS = 9,000 S.F.
FRONTAGE INCREASE FACTOR (I_f) *CBC TABLE 506.3.3*	I_f = 0.00		NOT USED
OPEN SPACE WIDTH *SMALLEST WIDTH GREATER THAN 20'*	0' - 0'		
PERIMETER OF BLDG PERIMETER *WITH OPEN SPACE GREATER THAN 20'*	0%		0%

PROJECT INFORMATION

PROJECT DESCRIPTION

3,200 S.F. SHOP BUILDING AND 1,025 S.F. OFFICE BUILDING. THE SHOP BUILDING IS A PRE-ENGINEERED METAL BUILDING WITH A SINGLE-USER RESTROOM AND A STORAGE MEZZANINE ABOVE. THE OFFICE BUILDING IS A MODULAR BUILDING.

SHOP BUILDING AND OFFICE BUILDING ARE LOCATED ON A PARTIALLY-CONSTRUCTED SITE, WHICH REQUIRES GRADING AND DRAINAGE IMPROVEMENTS IN PREPARATION FOR THE PROPOSED BUILDINGS.

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST ADOPTED AND EFFECTIVE EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR), AS APPLICABLE:

PART 1	CALIFORNIA ADMINISTRATIVE CODE
PART 2	2022 CALIFORNIA BUILDING CODE
PART 3	2022 CALIFORNIA ELECTRICAL CODE
PART 4	2022 CALIFORNIA MECHANICAL CODE
PART 5	2022 CALIFORNIA PLUMBING CODE
PART 6	2022 CALIFORNIA ENERGY CODE
PART 9	2022 CALIFORNIA FIRE CODE
PART 11	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP

PROJECT LOCATION

ADDRESS: 2600 WESTBROOK BOULEVARD
APN: 496-020-033-000
ZONING: PARKS AND RECREATION
LOT AREA: 25.2 ACRES

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CITY OF ROSEVILLE CALIFORNIA

Soccer Complex
Maintenance Yard

2600 Westbrook Boulevard
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WMB Project No. 25-003

LICENSED ARCHITECT
TIMOTHY K. MATTHEIS
No. C 16972
REN. 9-30-26
STATE OF CALIFORNIA

PUBLISH HISTORY:

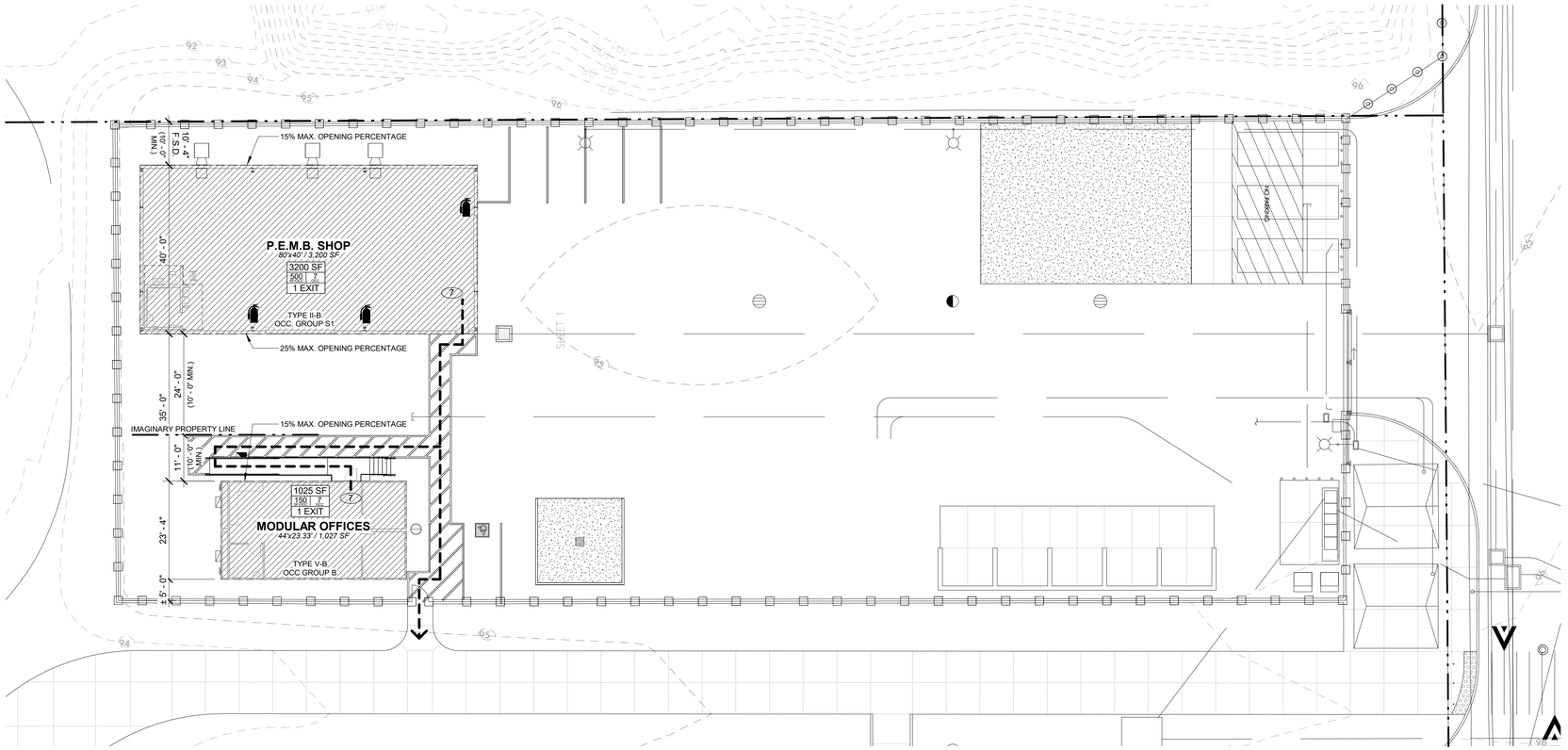
No.	DATE	PURPOSE
	07.03.25	INITIAL SUBMITTAL

TITLE SHEET

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CODE COMPLIANCE PLAN

1/16" = 1'-0"

BUILDING OCCUPANTS

OCCUAPNCY GROUP	OCCUPANTS
S-1 *SHOP BLDG.*	7
B *OFFICE BLDG.*	7
TOTAL	14

LEGEND

LOBBY
800 SF
200 | 4
1 EXIT

- ROOM NAME
- ROOM AREA
- OCCUPANT LOAD
- EXITS REQUIRED
- OCCUPANCY LOAD FACTOR
- ILLUMINATED EXIT SIGN - REF. ELECTRICAL DWGS.
- (100) NUMBER OF OCCUPANTS
- PORTABLE FIRE EXTINGUISHER
- **ACCESSIBLE PEDESTRIAN ROUTE:**
  MIN. WIDTH = 48"
  MAX. SURFACE SLOPES:
  CROSS SLOPE = 1:48 MAX.
  SLOPE IN DIRECTION OF TRAVEL = 1:20 MAX.
  RUNNING SLOPE ON RAMPS AND CURB RAMPS = 1:12 MAX.
  NO VERTICAL OFFSETS IN EXCESS OF 1/4"

DOOR EGRESS CALCULATION

NOMINAL DOOR WIDTH	NET OPENING	FACTOR	MAX. NO. OF OCCUPANTS
36"	33"	0.20" / OCC.	165
42"	39"	0.20" / OCC.	195
48"	45"	0.20" / OCC.	225
72"	68"	0.20" / OCC.	340

GENERAL NOTES

1. REFER TO CIVIL DWGS. FOR SITE SIGNAGE DETAILS

PLUMBING FIXTURE COUNT

CPC TABLE 422.1		SHOP	OFFICE
OCCUPANCY TYPE		S-1	B
AREA		3,200 S.F.	1,025 S.F.
LOAD FACTOR *CPC TABLE 4-1*		1 OCCUPANT / — S.F.	1 OCCUPANT / — S.F.
OCCUPANT LOAD		— OCCUPANTS	— OCCUPANTS
WATER CLOSETS	REQ'D	1[1]	1[1]
	PROV'D	1	1
URINALS	REQ'D	0[1]	0[1]
	PROV'D	0	0
LAVATORIES	REQ'D	1[1]	1[1]
	PROV'D	1	1
DRINKING FOUNTAINS	REQ'D	0[2]	0[2]
	PROV'D	1 + BOTTLE FILLER	0
SERVICE SINK	REQ'D	1	1
	PROV'D	1	0

[1] PROJECT HAS A TOTAL OCCUPANT LOAD OF 10 OR LESS. PROJECT PROVIDES FOR BOTH SEXES ONE TOILET FACILITY, DESIGNED FOR USE BY ONE PERSON AT A TIME PER CPC §422.2(2).

[2] DRINKING FOUNTAINS NOT REQUIRED FOR OCCUPANT LOADS OF 30 OR LESS, PER PER CPC §415.2

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REN. 9-30-26
STATE OF CALIFORNIA

PUBLISH HISTORY:

No.	DATE	PURPOSE
	07.03.25	INITIAL SUBMITTAL

OCCUPANCY AND EGRESS PLAN

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CALGREEN 2022 COMPLIANCE SCHEDULE *NONRESIDENTIAL MANDATORY MEASURES*

	SECTION	REQUIREMENT	PROJECT-SPECIFIC INFORMATION	VERIFICATION: RESPONSIBILITY	VERIFICATION: DOCUMENTATION
5.1	**PLANNING + DESIGN**				
✓	5.105.1	**Deconstruction and reuse of existing structures** – Alteration(s) to existing building(s) with a combined altered floor area of 100,000 s.f. or greater; or addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 s.f. or greater; shall comply with either §5.105.2, §5.409.2, or §5.409.3	*N/A - Project is not an alteration or addtion.*		
	5.105.2	**Reuse of existing building** – An alteration/addition to an (e) bldg shall maintain min 45% combined of the (e) bldg's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and (e) bldg enclosure (roof framing, wall framing and exterior finishes). *(Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.)*			
	5.409.2	**Whole-building lifecycle assessment** – *(See §5.409.2 below.)*			
	5.409.3	**Product GWP compliance** – *(See §5.409.3 below.)*			
✓	5.106.1	**Stormwater pollution prevention during construction** – For projects disturbing less than one acre of land, comply with local ordinances for stormwater management and/or erosion control; and/or implement BMPs for erosion/sediment control.	[add reference to local ordinance; or add reference to spec section of BMPs]	Jurisdiction	BMP
	5.106.4.1.1	**Short-term bicycle parking** – For projects generating visitor traffic, provide permanently-anchored, readily-visible bicycle racks within 200' of the visitors' entrance, equal to 5% of new visitor vehicle spaces (min one two-bike rack).	*N/A - Project not anticipated to generate visitor traffic.*		
	5.106.4.1.2 5.106.4.1.3 5.106.4.1.4	**Long-term bicycle parking** – • For new buildings providing tenant spaces for 10 or more tenant-occupants, • For additions or alterations adding 10 or more tenant-occupant vehicular parking spaces, or • For new shell buildings to have future tenant-occupants in any amount, Provide secure bicycle parking equal to 5% of the added (or anticipated future) tenant-occupant vehicular parking spaces (min. 1 bicycle parking facility).	*N/A - Project is a new building occupied by a single owner and provides no tenant spaces.*		
	5.106.5.3	**Electric vehicle (EV) charging at new projects** – At new projects providing ten or more vehicle parking spaces, provide EV capable spaces and supply equipment (quantity per Table 5.106.5.3.1). Identify by signage or pavement markings per CalTrans Traffic Operations Policy Directive 13-01.	*N/A - Project provides nine or less vehicular parking spaces.*		
	5.106.5.4	**Electric vehicle (EV) charging at additions or alterations** – When: 1. An addition/alteration to a building increases power supply to an electric service panel, 2. An addition/alteration to a parking facility increases power supply to an electric service panel, or 3. A new photovoltaic system is installed covering existing parking spaces, Construction shall provide EV capable spaces and supply equipment per §5.106.5.3 in quantity per Table 5.106.5.3.1, considering the total number of spaces added or altered. If required EV capable spaces and supply equipment exceeds existing quantities, provide EV charging equal to the difference.	*N/A - Project is new construction, see §5.106.5.3 above.*		
	5.106.5.5	**Electric vehicle (EV) charging (medium- and heavy-duty)** – For new warehouses, grocery stores, office buildings, manufacturing facilities, or retail stores; provide spare raceway(s)/busway(s) and capacity for planned off-street loading spaces (quantity and capacity per Table 5.106.5.5.1).	*N/A - Project not warehouse, grocery, office, manufacturing, or retail.*		
✓	5.106.8	**Light pollution reduction** – Design and install outdoor lighting systems to comply with the following: • Min. requirements for Lighting Zones 0-4 per CEC • Backlight ratings per IES TM-15-11 • Uplight and Glare ratings per CEC • Allowable BUG (backlight/uplight/glare) ratings per Table 5.106.8 OR comply with local ordinance, whichever is more stringent.	Refer to outdoor illumination information on electrical site plan and/or photometric plan.	Jurisdiction	Product data for installed light fixtures demonstrating compliance with listed standards and design specifications
✓	5.106.10	**Grading and paving** – Indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	Refer to grading plan.	Jurisdiction / Civil Engineer	*(No additional documentation req'd)*
5.3	**WATER EFFICIENCY + CONSERVATION**				
	5.303.1.1	**Water meters** – In new bldgs or additions in excess of 50,000 s.f., provide separate water submeters for: 1. Each tenant space projected to consume more than 100 gal/day *(for example, laundromats, restaurants, medical/dental offices, laboratories, or beauty salon)* 2. Where submeters for individuals tenants are not feasible, add submeters to the following systems: *a.* Makeup water for cooling towers *(where flow through > 500 gpm)* *b.* Makeup water for evaporative coolers *(where flow through > 6 gpm)* *c.* Steam and hot-water boilers *(where energy input > 500,000 Btu/h)*	*N/A - Building occupied by a single owner, not individual tenants.*		
	5.303.1.2	Provide a **separate water submeter** or metering device for any tenant within a new bldg or addition that is projected to consume more than 1,000 gal/day	*N/A - Building occupied by a single owner, not individual tenants.*		
✓	5.303.3.1	**Water closet effective flush volume** shall not exceed 1.28 gallons per flush.	Refer to plumbing plans.	Contractor / Installer	*(No additional documentation req'd)*
	5.303.3.2	**Urinal flush volume** shall not exceed 0.125 gal/flush at wall-mounted urinals or 0.5 gal/flush at floor-mounted or other urinals	*N/A - Project provides no urinals.*		
	5.303.3.3.1	**Showerheads** shall have a maximum flow rate of 1.8 gal/min at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Watersense Specification for Showerheads.	*N/A - Project provides no showers.*		
	5.303.3.3.2	**Multiple showerheads serving one shower** shall have a combined maximum flow rate of 1.8 gal/min at 80 psi. Or, the shower shall be designed to allow only one showerhead to be in operation at a time.	*N/A - Project provides no showers.*		
✓	5.303.6	**Standards** – Plumbing fixtures and fittings shall be installed in accordance with the CPC, and shall meet applicable standards in Table 1701.1 of the CPC and in Ch. 6 of CGBC.	Refer to plumbing plans.	Contractor / Installer	*(No additional documentation req'd)*
	5.304.1	**Outdoor potable water use in landscape areas** shall comply with either a local water efficient landscape ordinance, or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent	*N/A - Project provides no irrigation.*		
5.4	**MATERIAL CONSERVATION + RESOURCE EFFICIENCY**				
✓	5.407.1	**Weather protection** – Provide a weather-resistant exterior wall and foundation envelope as required by CBC §1402.2, manufacturer's installation instructions, or local ordinance, whichever is more stringent.	Refer to pre-engineered metal building plans.	Jurisdiction	*(No additional documentation required)*
	5.407.2.1	**Moisture control, sprinklers** – Design and maintain landscape irrigation systems to prevent spray on structures.	*N/A - Project provides no irrigation.*		
✓	5.407.2.2.1	**Moisture control, entries and openings** – At exterior entries and/or openings which are subject to foot traffic or wind-driven rain, prevent water intrusion by: • using nonabsorbent floor and wall finishes within at least 2 ft. around and perpendicular to the opening • providing 4 feet of shelter through an awning, overhang, or recess	Refer to pre-engineered metal building plans.	Jurisdiction	*(No additional documentation required)*
✓	5.407.2.2.2	Install **flashings** integrated with a drainage plane.	Refer to details for pre-engineered metal building.	Jurisdiction	*(No additional documentation req'd)*
✓	5.408.1	**Construction waste management** – Recycle and/or reuse 65% min of nonhazardous construction/demolition waste (per §5.408.1.1, §5.408.1.2, or §5.408.1.3); or comply with local construction/demolition waste management ordinance, whichever is more stringent.	Specification Section 017419	Contractor	Construction Waste Management Plan + waste/recycling weight tickets and receipts
✓	5.408.1.1	**Construction waste management plan** – Where the local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that complies with §5.408.1.1	Specification Section 017419	Contractor	
✓	5.408.3	**Excavated soil and land clearing debris** (trees, stumps, rocks, vegetation) shall be 100% reused or recycled.	Specification Section 017419	Contractor	
	5.409.1	**Life cycle assessment for new buidlings** – Projects consisting of newly constructed building(s) with a combined floor area of 100,000 s.f. or greater shall comply with either §5.409.2 or §5.409.3.	*N/A - Project is entirely new construction but has total floor area less than 100,000 s.f.*		
	5.409.2	Projects shall conduct a cradle-to-grave **whole-building lifecycle assessment** performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a min 10% reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the current California Energy Code. Software datasets and calculation methods shall comply with 5.409.2.			
	5.409.3	**Product global warming potential (GWP) compliance (prescriptive path)** – Each permanently-installed product listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), product- or factory-specific.			
✓	5.410.1	**Recycling by occupants** – Provide areas for the depositing, storage, and collection of non-hazardous materials for recycling—including paper, corrugated cardboard, glass, plastics, organic waste, and metals; or meet a local recycling ordinance, if more restrictive.	Refer to Site Plan. Waste hauler permits mixed recycling; no sorting area needed.	Jurisdiction	*(No additional documentation required)*
	5.410.2	**Commissioning for new buildings** 10,000 s.f. and greater: 1. Owner's Project Requirements (OPR) 2. Basis of Design (BOD) 3. Commissioning Plan 4. Functional Performance Testing 5. Documentation and training 6. Commissioning Report	*N/A - Building is smaller than 10,000 s.f.*		
✓	5.410.4	**Testing and adjusting of systems** for new buildings less than 10,000 s.f. or new systems for an initial tenant improvement: 1. Develop a written plan of procedures for testing and adjusting HVAC systems and controls, indoor and outdoor lighting and controls, water heating systems, renewable energy systems, landscape irrigation systems, and water reuse systems, if any. 2. Perform testing, adjusting and balancing procedures in accordance with project specifications 3. Provide final report of testing signed by the individual responsible for performing the tests 4. Provide building owner with operation and maintenance manual.	Refer to applicable specifications and notes on mechanical plans.	Contractor / Installer	Final Testing Report

	SECTION	REQUIREMENT	PROJECT-SPECIFIC INFORMATION	VERIFICATION: RESPONSIBILITY	VERIFICATION: DOCUMENTATION
5.5	**ENVIRONMENTAL QUALITY**				
	5.503.1	**Fireplaces** – Install only direct-vent sealed-combustion gas or sealed wood-burning fireplaces, or a sealed wood stove or pellet stove. Wood stoves and pellet stoves shall comply with U.S. EPA NSPS emission limits.	*N/A - Project provides no fireplaces.*		
✓	5.504.1	**Limit use of permanent HVAC system during construction** to condition the building within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, or an average efficiency of 30%; and replace all filters prior to occupancy.	Refer to notes on mechanical plans.	Contractor / Installer	*(No additional documentation required)*
✓	5.504.3	**Covering of duct openings and protection of mechanical equipment during construction** – All duct and air distribution component openings shall be covered with tape, plastic, and/or sheet metal during storage and rough installation until final startup in order to reduce the amount of water, dust, and debris which may enter in the system.	Refer to notes on mechanical plans.	Contractor / Installer	*(No additional documentation required)*
✓	5.504.4.1	**Adhesives, sealants and caulks** shall comply with V.O.C. limits listed in Tables 5.504.4.1 + 5.504.2	Refer to Interior Finish Schedule and Specification Section 079200	Contractor / Installer	Product data for installed materials
✓	5.504.4.3	**Paints and coatings** shall comply with V.O.C. limits listed in Table 5.504.4.3	Refer to Interior Finish Schedule and Specification Section 099100	Contractor / Installer	Product data for installed materials
	5.504.4.4	**Carpet systems** (including carpet cushion) shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017.	*N/A - Project provides no carpeting.*		
✓	5.504.4.5	**Composite wood products** – Hardwood plywood, particleboard, and medium density fiberboard shall comply with formaldehyde emission limits specified in Table 5.504.4.5.	Refer to Interior Finish Schedule and Specification Sections 062000 + 064100	Contractor / Installer	Product data and/or certifications; chain of custody certifications
	5.504.4.6	**Resilient flooring** – For 80% of the floor area receiving resilient flooring, install products complying with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017.	*N/A - Project provides no resilient flooring.*		
✓	5.504.4.7	**Thermal Insulation** – Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017.	Refer to Interior Finish Schedule and Specification Section 072100.	Contractor / Installer	Product data for installed materials
	5.504.4.8	**Acoustical ceiling and wall panels** – Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017.	*N/A - Project provides no acoustical ceiling or wall panels.*		
✓	5.504.5.3	**Air filters** – Install air filtration media with a minimum MERV rating of 13 for outside and return air.	Refer to notes on mechanical plans.	Contractor / Installer	Product data and location of installed filters
	5.504.7	**Environmental Tobacco Smoke control** – At designated outdoor smoking areas, post signage prohibiting smoking within 25' of building entries, outdoor air intakes, and operable windows; or comply with local or applicable ordinance.	*N/A - No designated outdoor smoking area provided.*		
✓	5.505.1	**Indoor moisture control** – Buildings shall meet or exceed provisions of California Building Code §1202 and Chapter 14.	Refer to pre-engineered metal building plans.	Jurisdiction	*(No additional documentation required)*
✓	5.506.1	**Outside air delivery** for mechanically or naturally ventilated spaces in buildings – Meet the minimum requirements of CEC §120.1 (Requirements For Ventilation), or applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.	Refer to notes on mechanical plans.	Jurisdiction	*(No additional documentation required)*
✓	5.506.2	**CO_2 monitoring** – For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed per CEC §120.1(c)(4).	Refer to notes on mechanical plans.	Jurisdiction	*(No additional documentation required)*
	5.507.4	**Acoustical control** – For buildings within the 65 CNEL noise contour of an airport, freeway, expressway, railroad, industrial source, or fixed guideway; employ STC- or OITC-rated building assemblies and components, using either the prescriptive or performance method below.	*N/A - Building occupants not likely to be affected by exterior noise. Overhead coiling doors will be open during hours of use.*		
prescriptive method	5.507.4.1	**Prescriptive method** – Envelope wall and roof-ceiling assemblies shall be minimum STC 50 (or OITC 40). Exterior windows shall be minimum STC 40 (or OITC 30).			
prescriptive method	5.507.4.1.1	**Noise exposure where noise contours not readily available** – Buildings exposed to a noise level of 65 dB L_{eq}-1-hr during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a STC 45 rating minimum (OITC 35), with exterior windows of a STC 40 rating minimum (OITC 30).			
performance method	5.507.4.2	**Performance method** – Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level of 50dBA in occupied areas during any hour of operation.			
performance method	5.507.4.2.1	**Site features** – Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.			
performance method	5.507.4.2.2	**Documentation of compliance** – An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer or record.			
	5.507.4.3	**Interior sound transmission** – Wall and floor-ceiling assemblies separating tenant spaces from other tenant spaces or public spaces shall have an STC of at least 40.	*N/A - Building not divided into tenant spaces.*		
✓	5.508.1	**Ozone depletion and greenhouse gas reductions** – Installations of HVAC, refrigeration, and fire suppression shall not contain CFCs or Halons.	Refer to notes on mechanical plans.	Contractor / Installer	Product data for refrigerants and/or fire suppression materials
	5.508.2	**Supermarket refrigerant leak reduction** – New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores that both: • have 8,000 s.f. or more of conditioned area • utilize either refrigerated display cases, walk-in coolers, or walk-in freezers connected to remote compressor units or condensing units	*N/A - Project provides no commercial refrigerated display cases, walk-in coolers, or walk-in freezers*		

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CITY OF ROSEVILLE CALIFORNIA

Soccer Complex
Maintenance Yard

2600 Westbrook Boulevard
Roseville, CA 95747

WMB Project No. 25-003

LICENSED ARCHITECT
JENNY K. MATTHEWS
No. C 16928
REN. 9-30-26
STATE OF CALIFORNIA

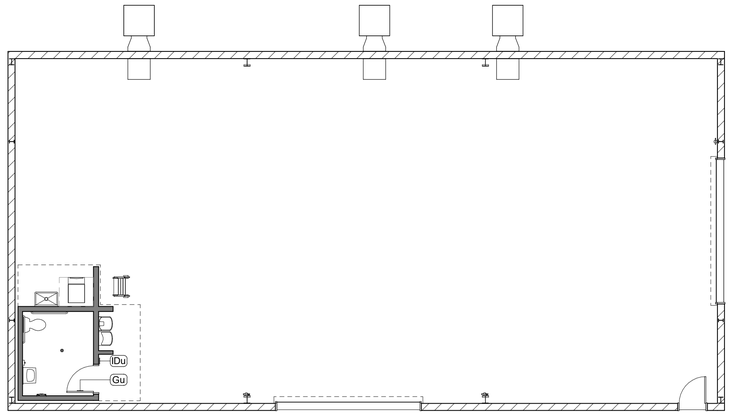
PUBLISH HISTORY:

No.	DATE	PURPOSE
1	07.03.25	INITIAL SUBMITTAL

CALGREEN CODE COMPLIANCE

T2.2

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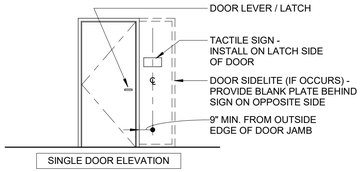


POSTED SIGNAGE PLAN
1/8" = 1'-0"

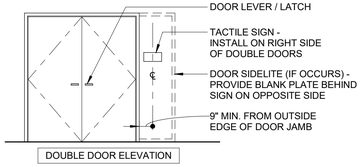
POSTED SIGNAGE SCHEDULE

NO.	SIGN TYPE	TEXT	DETAIL
Gu	GEOMETRIC DOOR SYMBOL - UNISEX	-	Gu
IDu	RESTROOM ID w/ ISA - UNISEX	RESTROOM	IDu

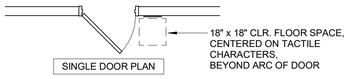
NOTE: DETAIL REFERENCES REFER TO DETAILS THIS SHEET U.O.N.



SINGLE DOOR ELEVATION



DOUBLE DOOR ELEVATION



SINGLE DOOR PLAN

TYP. TACTILE SIGN LOCATION AT DOOR
1/4" = 1'-0"

LEGEND

SIGNAGE LOCATION SYMBOL

1 SIGNAGE TYPE - REFER TO SCHEDULE

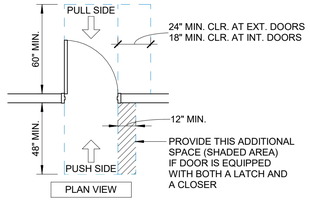
UNISEX

NOTES:
1. COLOR TO CONTRAST WITH DOOR COLOR
2. NO PICTOGRAM REQUIRED
3. NO BRAILLE OR TEXT ON THIS SIGN
4. EDGES OF GEOMETRIC SYMBOLS SHALL BE EASED OR ROUNDED AT 1/16" MIN. OR CHAMFERED AT 1/8" MAX.

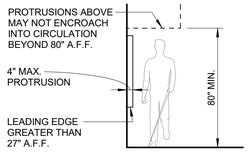
Gu RESTROOM GEOMETRIC DOOR SYMBOLS
1 1/2" = 1'-0"

NOTES:
1. CHARACTERS, SYMBOLS, AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND *(LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND)*
2. REFER TO TACTILE SIGN LOCATION DETAIL FOR SIGN LOCATION RELATIVE TO DOORS
3. BRAILLE SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 11B OF THE C.B.C., LATEST EDITION
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION

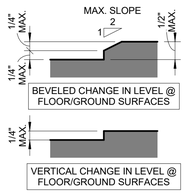
IDu RESTROOM IDENTIFICATION WALL SIGNAGE
3" = 1'-0"



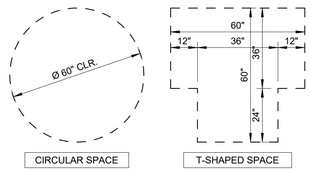
E ACCESSIBLE DOOR
1/4" = 1'-0"



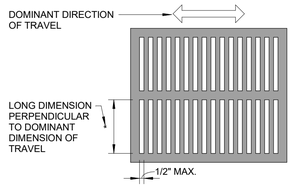
F PROTRUSION LIMITS
1/4" = 1'-0"



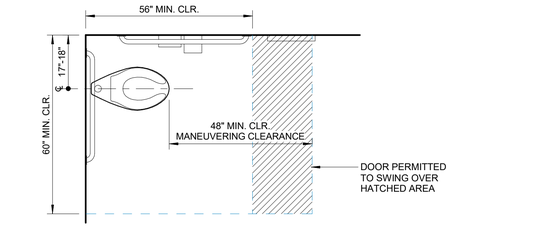
G VERTICAL OFFSETS
6" = 1'-0"

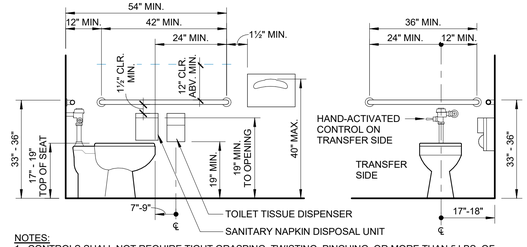


H TURNING SPACE
3/8" = 1'-0"



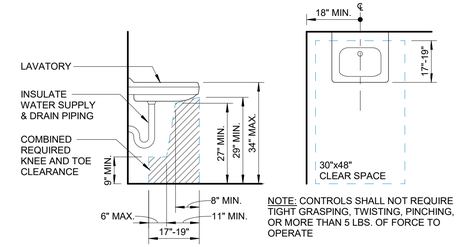
J OPENINGS IN GROUND SURFACES
1 1/2" = 1'-0"





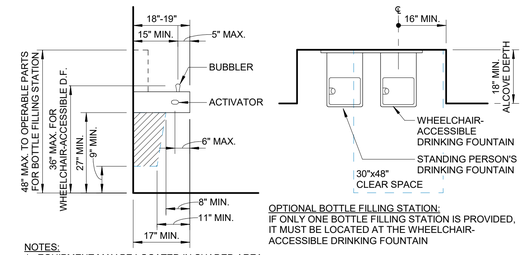
NOTES:
1. CONTROLS SHALL NOT REQUIRE TIGHT GRASPING, TWISTING, PINCHING, OR MORE THAN 5 LBS. OF FORCE TO OPERATE.
2. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE & CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

A ACCESSIBLE WATER CLOSET
1/2" = 1'-0"



NOTE: CONTROLS SHALL NOT REQUIRE TIGHT GRASPING, TWISTING, PINCHING, OR MORE THAN 5 LBS. OF FORCE TO OPERATE

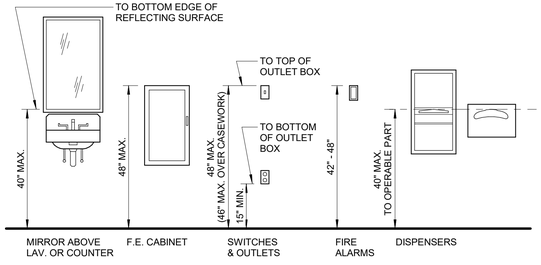
B ACCESSIBLE LAVATORY
1/2" = 1'-0"



NOTES:
1. EQUIPMENT MAY BE LOCATED IN SHADED AREA.
2. ACTIVATOR MAY BE LOCATED ON FRONT OF FOUNTAIN
3. BUBBLER FOR STANDING PERSON'S D.F. SHALL BE 38" MIN. AND 43" MAX. ABOVE FLOOR

OPTIONAL BOTTLE FILLING STATION:
IF ONLY ONE BOTTLE FILLING STATION IS PROVIDED, IT MUST BE LOCATED AT THE WHEELCHAIR-ACCESSIBLE DRINKING FOUNTAIN

C DRINKING FOUNTAIN ALCOVE
1/2" = 1'-0"



D MOUNTING HEIGHTS
1/2" = 1'-0"

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CITY OF ROSEVILLE CALIFORNIA

Soccer Complex Maintenance Yard

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Roseville, CA 95747

WMB Project No. 25-003

LICENSED ARCHITECT JIMMY K. MATTOX No. C 16932 REN. 9-30-26 STATE OF CALIFORNIA

PUBLISH HISTORY:

No.	DATE	PURPOSE
	07.03.25	INITIAL SUBMITTAL

BUILDING ACCESSIBILITY DETAILS + SIGNAGE PLAN

T3.1

[redacted]

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Refer to Structural, Mechanical, Plumbing, and Electrical sheets for additional trade work specifications.

010000 – GENERAL REQUIREMENTS

1. SUMMARY: This Section describes general requirements that pertain to each Section of these Specifications.
2. COORDINATION OF DOCUMENTS: Documents affecting all Work in this contract and each Section of these Specifications include, but are not limited to, Sections in Division One of these Specifications, the General Conditions of the Contract and the Supplementary Conditions. These documents must be read with the other Contract Documents and Sections of this Specification as a whole to complete the intent of the contract. Sections in Division One of these Specifications contain obligations for Work of remaining Sections and must be read with all Sections to identify all the requirements of each Section. The layout of materials, equipment and systems is generally diagrammatic, unless specific dimensions are indicated. Some work may be shown offset for clarity. The actual location of all materials and systems above and below the ceiling, including but not limited to, piping, ductwork, fixtures, equipment, supports, conduit, suspension wires, ceiling grids and panels, etc., shall be carefully planned and coordinated by the General Contractor prior to installation of any work. The General Contractor shall be responsible for coordinating the architectural, structural, plumbing, mechanical, electrical, and/or other elements of the work.
3. RELATED WORK BETWEEN SECTIONS: This Contract may require several trades to complete the finished intent of the Work. Coordinate the various trades and pertinent sections of these Specifications with the Drawings to ensure proper and timely completion of the Work.
4. QUALITY ASSURANCE: For all Sections of Work in these Specifications and for all tasks and obligations of the Contract, provide skilled work persons thoroughly trained and experienced in the types of construction methods and techniques in each trade required to complete the Work, and who shall be present at all times during the progress of the Work of each trade. No exception will be made to Contractor nor acceptance given to unacceptable work caused by lack of skill, inappropriate methods or lack of due care in craftsmanship. The level of performance shall, at a minimum, meet or exceed the level of performance set by a regionally or nationally recognized association that produces, publishes, and enforces industry standards for that trade or craft, unless a higher level of performance is specified herein. All such unacceptable work shall be replaced by the Contractor in a good craftsman-like manner at no additional expense to the Owner.
5. CODES AND STANDARDS: All Work of this contract shall conform to the latest edition of all pertinent codes and regulations governing the completion of the Work. Trade association publications and industry standards as published by recognized bodies within each trade shall be references for conducting Work and in inspection of the quality of Work in each Section of these Specifications. See Section 014200 – References.
6. CUTTING AND PATCHING: Provide required protection including, but not necessarily limited to, shoring, bracing, and support to maintain structural integrity of the Work. Perform cutting and demolition by methods which will prevent damage to other portions of the Work and provide proper surfaces to receive installation of repair and new work. Perform fitting and adjusting of products to provide finished installation complying with the specified tolerances and finishes.
7. SURFACE CONDITIONS: Prior to commencement of Work in any trade, carefully inspect the installed Work of all other trades and verify that all such Work is complete to the point where subsequent Work may properly commence. Verify the Work to be performed may be installed in strict accordance with all pertinent codes and regulations, the original design, addendum and change orders, approved shop drawings and manufacturers' literature.
8. DISCREPANCIES: In the event of discrepancies in any area of Work, immediately notify the Architect. Do not proceed with installation until all such discrepancies have been fully resolved.
9. SITE DUST CONTROL: Use all means necessary to prevent spread of dust during performance of the Work. Thoroughly moisten all surfaces as required to prevent dust being a nuisance to the public and concurrent performance of other Work on the site.
10. PERMITS: The Contractor will obtain the Building and Site Grading, permits from the governing jurisdictions. The Owner will pay for all required permits.
11. CONTRACT DOCUMENTS: The Owner will provide the Contractor with one electronic set of plans and specifications in PDF format for the construction of the project. The plans and specifications provided by the Owner will match the documents approved by the City under the building permit. All printed sets, in whole or in part, required by the Contractor to perform the work shall be at the Contractor's expense.
12. FIELD CONDITION VERIFICATION: The Contractor shall field verify existing field conditions and accept them as conditions of this scope of work.
13. SEPARATE CONTRACTORS: If any part of this Contractor's work depends upon the work of a separate Contractor, this Contractor shall inspect such other work and promptly report in writing to the Architect any defects in such other work that render it unsuitable to receive the work of this Contractor. Failure of this Contractor to so inspect and report shall constitute an acceptance of the other Contractor's work, except as to defects which may develop in other Contractor's work after execution of this Contractor's work.
14. COMPLETENESS OF WORK: It is the intent of the contract documents that the Contractor shall turn over to the Owner a complete project. Any work not specifically called for or specified but required to comply with the intent of the and completeness, shall be performed as part of the contract.
15. ENCLOSING OF WORK: Do not allow or cause any of the work performed or installed to be covered up or enclosed by work of this Section prior to all required inspections, tests and approvals. Should any of the work be so enclosed or covered up before it has been approved, uncover all such work at no additional cost to the Owner. After the work has been completely inspected, tested and approved, make all repairs and replacements necessary to restore the work to the condition in which it was found at the time of uncovering, all at no additional cost to the Owner.

013323 – SUBMITTAL PROCEDURES

1. SUMMARY: Make submittals required by the Contract Documents, and revise and resubmit as necessary to establish compliance with the specified requirements.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SHOP DRAWINGS: Scale and measurements: Make Shop Drawings accurately to a scale sufficiently large to show all pertinent aspects of the item and its method of connection to the Work. Submit Shop Drawings in the form of pdf electronic files of each sheet. Review comments of the Architect will be shown on marked up electronic pdf file. The Contractor may make and distribute such copies required for his purposes.
4. PRODUCT DATA: Provide pdf electronic files of required product data submittals. Review comments of the Architect will be on an attached sheet to the submittal data and returned by electronic pdf file. Where contents of submitted literature from manufacturers includes data not pertinent to the submittal, clearly show which portions of the contents are being submitted for review.
5. HAZARDOUS MATERIALS SAFETY DATA SHEETS: Provide pdf electronic copies of required hazardous materials safety data sheets for each specific material and type. Where contents of submitted literature from manufacturers includes data not pertinent to the submittal, clearly show which portions of the contents are being submitted for review.
6. SAMPLES: Provide Sample or Samples identical to the precise article proposed to be provided. Identify as described under "Identification of submittals" below. Submit Samples in the quantity which is required to be returned to the Contractor, plus one which will be retained by the Architect. By prearrangement in specific cases, a single Sample may be submitted for review and, when approved, be installed in the Work at a location agreed upon by the Architect.
7. MOCK-UPS: Provide mock-ups of material applications and fabrications as identified in various sections of this specification. Mock-up shall be provided in the actual material and finish designated for the application. Make modifications and adjustments as required by the Architect.
8. COLORS AND PATTERNS: Unless the precise color and pattern is specifically called out in the Contract Documents, and whenever a choice of color or pattern is available in the specified products, submit accurate color and pattern charts to the Architect for selection.
9. IDENTIFICATION OF SUBMITTALS: Submittals shall be consecutively numbered within each specification section (i.e., 022000, 022001, 022002……..) When material is resubmitted for any reason, transmit under a new letter of transmittal and with a new transmittal number. On resubmittals, cite the original submittal number for reference. Accompany each submittal with a letter of transmittal showing all information required for identification and checking. The first page of each copy of the submittal must be stamped and signed by the General Contractor. Submittals and shop drawings will not be accepted if they do not have contractor's stamp. On the first page of the transmittal, and elsewhere as required for positive identification, show the submittal number in which the item was included.
10. GROUPING OF SUBMITTALS: Make submittals in groups containing all associated items to assure that information is available for checking each item when it is received. Partial submittals may be rejected as not complying with the provisions of the Contract. The Contractor may be held liable for delays so occasioned.
11. TIMING OF SUBMITTALS: Within a maximum of 35 calendar days after the Contractor has received the Owner's Notice to Proceed, make all submittals as required in Paragraph 3.4. Make submittals far enough in advance of scheduled dates for installation to provide time required for reviews, for securing necessary approvals, for possible revisions and resubmittals, and for placing orders and securing delivery. In scheduling, allow at least ten working days for review by the Architect following the Architect's receipt of the submittal; fifteen working days if the submittal requires review by consultants to the architect (civil, structural, electrical, mechanical engineers, landscape architects, etc.
12. REQUIRED SUBMITTALS:

Spec Section		Product Data	Shop Drawings	Samples	Hazardous Materials Safety Sheet	Other
033000	Cast in Place Concrete	X	X			Mix Designs
033600	Special Concrete Floor Finishes	X			X	
055000	Metal Fabrications	X	X			
055133.23	Alternating Tread Ladder	X	X			
061000	Rough Carpentry	X				
072100	Thermal Insulation	X				
081113	Hollow Metal Doors and Frames	X	X			
087100	Door Hardware	X				
092900	Gypsum Board	X				
096716	Epoxy Floor Topping	X		X		
097220	Fiberglass Reinforced Panels	X		X		
099100	Painting Benjamin Moore	X		X		Brush outs
101400	Signage	X	X	X		
102800	Toilet Accessories	X				
104413	Fire Extinguishers and Cabinets	X				
220000	Plumbing	X				
230000	Heating, Ventilating and Air Conditioning	X	X			
260000	Electrical	X	X			
312200	Excavating. Filling, Compacting and Grading	X				
312333	Trenching, Backfilling and Compacting	X				
321216	Asphalt Paving	X				
334100	Piped Utility Materials	X				
334113	Storm Drainage	X				

033000 – CAST IN PLACE CONCRETE

1. SUMMARY: Provide and install all reinforcement, forms, vapor barrier and associated items required for all cast-in-place concrete as shown on the Drawings and specified herein.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SUBMITTALS: Make submittals to the Architect in accordance with the provision of Section 013323 of these specifications.
   a. Shop Drawings: Reinforcement. Submit shop drawings for fabrication, bending and placement of concrete reinforcement. Comply with ACI 315 "Manual of Standard Practice for Detailing Reinforced Concrete Structures" showing bar schedules, stirrup spacing, diagrams of bent bars and arrangement of concrete reinforcement. Include special reinforcement required at openings through concrete structures.
   b. Concrete Design Mixes: The preparation of design mixes will be the responsibility of the Contractor. Mix designs may be prepared by the supplier and shall be certified by a Civil Engineer registered in California. Written reports will be submitted to the Architect of each proposed mix for review. Submit mix designs for each prepared mix. Submit designs in compliance with Section 013323 Submittals. Do not begin concrete production until mixes have been reviewed by the Architect.
   c. Adjustment of Concrete Mixes: Mix design adjustments may be requested by the Contractor when characteristics of materials, job conditions, weather, test results and other circumstances warrant; at no additional cost to the Owner and as accepted by the Architect. Provide submittals as in A above. Submit adjustment designs a minimum of 48 hours ahead of schedule for concrete production.
   d. Under-slab Vapor Barrier, Seam Tape, Mastic, Vapor Stakes.
   e. Related Materials:Curing and densifier agent, as specified in Section 033600 Special Concrete Floor Finishes
4. CODES AND STANDARDS: Comply with the provisions of the following codes, specifications and standards, except as otherwise shown or specified: ACI 301 "Specifications for Structural Concrete for Buildings". ACI 311 "Recommended Practice for Concrete Inspection". ACI 318 "Building Code Requirements for Reinforced Concrete". ACI 347 "Recommended Practice for Concrete Formwork". ACI 304 "Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete". Concrete Reinforcing Steel Institute, "Manual of Standard Practice". California Building Code, latest Edition. American Society for Testing and Materials (ASTM): ASTM E 1745-04 Standard Specification for Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill Under Concrete Slabs. ASTM E 154-88 Standard Test Methods for Water Vapor Retarders Used in Contact with Earth Under Concrete Slabs. ASTM 96-95 Standard Test Methods for Water Vapor Transmission of Materials. ASTM E 1643-04 Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs.
5. TESTING: Testing of concrete will be required for this project. Testing will be performed in accordance with Section 014523. Concrete shall be sampled and tested for quality control during the placement of concrete as follows: Sampling Fresh Concrete: ASTM C172, except modified for slump to comply with ASTM C94. Slump: ASTM C143; one test for each concrete load at point of discharge; and one for each set of compressive strength test specimens. Compressive Test Specimen and Strength Tests: ASTM C31; one set of three standard cylinders for each 100 cubic yards, or fraction thereof, of each concrete class placed in any one day. Mold and store cylinders for laboratory curing of test specimens. ASTM C39; Test one specimen at seven days, one specimen at 28 days, and retain one specimen in reserve for later testing if required. Concrete Temperature: Test and record temperature only if concrete is being placed during extreme temperature conditions, i.e. air temperature below 40° F or above 85° F. Report test results in writing to the Architect and the Contractor on the same day that tests are made. Reports of compressive strength tests shall contain the project identification name and number, date of concrete placement, name of contractor, name of concrete supplier and truck number, name of concrete testing service, concrete type and class, location of concrete batch in the structure, design compressive strength at 28 days, concrete mix proportions and materials, compressive breaking strength and type of break for both 7-day tests and 28-day tests.
   a. Additional Tests: The testing service will make additional tests of in-place concrete when test results indicate the specified concrete strengths and other characteristics have not been attained in the structure, as directed by the Architect. The testing service shall conduct tests to determine adequacy of concrete by cored cylinders complying with ASTM C42, or by other methods as directed.
   b. Special Inspections: Special inspections will be required for placement of 3000 psi concrete. Perform special inspection sampling as in 1.04B 1, 2, and 3 above. Special inspections will be conducted by testing lab retained and paid for by the Owner. Contractor to provide testing lab and Architect a minimum 72-hour notice prior to placement of concrete requiring special inspection.
6. WARRANTY: Warrant materials for five years against manufacturing defects, when installed in accordance with manufacturer instructions.
7. FORM MATERIALS:
   a. Forms for Unexposed Finish Concrete: Form concrete surfaces that will be unexposed in finished structure with plywood, lumber, metal or other acceptable material. Provide lumber dressed on at least two (2) edges and one (1) side for tight fit.
   b. Form Coatings: Provide commercial formulation form-coating compounds that will not bond with, stain, nor adversely affect concrete surfaces, and will not impair subsequent treatments of concrete surfaces.
   c. Earth Forms: Unless otherwise indicated or required by the Structural Drawings, concrete for continuous footings may be placed directly against vertical excavated surfaces provided the material will stand without caving and provided the minimum reinforcing steel clearances indicated on the Drawings are maintained and suitable provisions are taken to prevent raveling of top edges or sloughing of loose material from walls of excavation. Dimensions for continuous footings given on Drawings are based on formed surfaces; if placed against excavated surfaces, increase minimum clearances for reinforcing to 3 inches. Sides of excavation shall be made with a neat cut and the width made as detailed on the Drawings.
   d. Form Ties: Metal, spreader type or snap tie, removable to 1/4" from concrete face, designed to prevent concrete spalling upon removal. Ties for exposed concrete shall be of the same type throughout the project.
8. REINFORCING MATERIAL: Reinforcing Bar: ASTM A615/A615M, Grade 60, deformed, free of loose rust. Steel Wire: ASTM A82, plain, cold-drawn, steel. Tie Wire: #16 minimum, black and annealed. Anchor Bolts and Holddowns. Mechanical Splice: Positive locking taper type. Splices must develop a minimum of 125% of the specified yield strength of the bar. Reinforcing bar fabricator shall thread the ends of all bars to be mechanically spliced per splice manufacturer requirements. Accessories: Metal or plastic spacers, supports, ties, etc., concrete chairs, required for spacing, assembling and supporting reinforcing in place. Legs of accessories to be of the type that will rest on forms without embedding into forms. Galvanize metal items where exposed to moisture, or use approved other non-corrodible, non-staining supports.
9. CONCRETE MATERIALS:
   a. Portland Cement: Type II conforming to requirements of ASTM C150, Type I or II. Use only one brand of cement throughout the project, unless otherwise acceptable to Architect. Fly Ash: ASTM C618, Slag: ASTM C989, Silica Fume: ASTM C1240.
   b. Normal Weight Aggregates: Conform to requirements of ASTM C33. Fine aggregate shall be clean, sharp, natural sand free from loam, clay, lumps or other deleterious substances. Maximum size shall be as indicated for each type of concrete.
   c. Water: Clean, fresh, potable, ASTM C1602
   d. Chemical Admixtures: Water reducers ASTM C494, Type A. Do not use calcium chloride or admixtures containing calcium chloride. Air Entraining ASTM C260, Flowing: ASTM C1017.
   e. Sacking Mix: Basalite Sacking and Parging Mix or equal
10. VAPOR BARRIER:
    a. MATERIALS: Vapor Barrier must have the following qualities. WVTR less than or equal to 0.006 (0.012 Perms) as tested by ASTM E 96. ASTM E 1745 Class A. Not less than 15 mil plastic. Vapor Barrier Products: Stego Wrap (15 mil) Vapor Barrier by STEGO INDUSTRIES LLC, San Juan Capistrano CA (877) 464-7834 www.stegoindustries.com, W.R. Meadows Perminator 15 www.wrmeadows.com, VaporBlock 15 by Raven Industries www.vaporblock.com.
    b. ACCESSORIES:
       i. Seam Type: Tape must have the following qualities: Water vapor transmission rate ASTM E96, 0.33 perms or lower. Seam Tape: Stego Tape by Stego Industries (877) 464-7834 www.stegoindustries.com or equal.
       ii. Vapor Proofing Mastic: Mastic must have the following qualities: Water vapor transmission rate ASTM E 96, 0.3 perms or lower. Mastic: Stego Mastic by Stego Industries (877) 464-7834 www.stegoindustries.com or equal.
       iii. Pipe Boots: Construct pipe boots from vapor barrier material, pressure sensitive tape and/or mastic per manufacturer's instructions
       iv. Vapor Stakes: Stakes must have the following qualities: Density ASTM 1505, 0.0289 lb/in^3. Specific gravity ASTM D792, 0.0477. Stakes: Vapor Stakes by Vapor Stake, LLC (714) 519-4211 www.vaporstake.com or equal
11. PROPORTIONING AND DESIGN OF MIXES:
    a. Mix designs to match Mix Design Schedule on Structural Drawings. Refer to sheet S-001 Structural Notes.
    b. Admixtures: Use admixtures for water-reducing in strict accordance with the manufacturer's directions, if desired by Contractor and approved by Architect. Use amounts of admixtures as recommended by the manufacturer for climatic conditions prevailing at the time of placing. Adjust quantities and types of admixtures as required to maintain quality control.
    c. Slump Limits: Proportion and design mixes to result in concrete slump at the point of placement with maximum variance of 1" for a specified slump provided concrete remains properly workable.
12. READY-MIX CONCRETE MIXING: Comply with requirements of ASTM C94, and as herein specified. Delete the references for allowing additional water to be added to the batch for material with insufficient slump. Addition of water to the batch will not be permitted. During hot weather, or under conditions contributing to rapid setting of concrete, a shorter mixing time than specified in ASTM C94 may be required. When the air temperature is between 85°F and 90°F, reduce the mixing and delivery time from 1½ hours to 75 minutes. When the air temperature is above 90°F, reduce the mixing and delivery time to 60 minutes.
13. FORMS: Design, erect, support, brace and maintain formwork to support vertical and lateral loads that might be applied, until such loads can be supported by concrete structure. Construct formwork so concrete members and structures are of correct size, shape, alignment, elevation and position. Design formwork to be readily removable without impact, shock or damage to cast-in-place surfaces and adjacent materials.
    a. Form Ties: Factory-fabricated, adjustable-length, removable or snap-off metal form ties, designed to prevent form deflection, and to prevent spalling concrete surfaces upon removal.
    b. Provisions for Other Trades: Provide openings in concrete formwork to accommodate work of other trades. Determine size and location of openings, recesses and chases from trades providing such items. Accurately place and securely support items built into forms.
    c. Wetting: Keep forms sufficiently wetted to prevent joints opening up before concrete is placed.
14. PLACING REINFORCEMENT: Comply with Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars" for details and methods of reinforcement placement and supports, and as herein specified. Clean reinforcement of loose rust and mill scale, earth, ice, and other materials that reduce or destroy bond with concrete. Accurately position, support and secure reinforcement against displacement by formwork, construction or concrete placement operations. Locate and support reinforcing by metal chairs, runners, spacers and hangers as required. Place reinforcement to obtain at least minimum coverages for concrete protection. Arrange, space and securely tie bars and bar supports to hold reinforcement in position during concrete placement operations. Set wire ties so ends are directed into concrete, not toward exposed concrete surfaces. All reinforcing in slabs to be supported by concrete chairs; hooking reinforcement in position not allowed. Place chairs immediately prior to concrete pour to prevent reinforcing from being deformed by being walked on.
15. JOINTS:
    a. Construction Joints: Locate and install construction joints as shown on the Drawings, so as not to impair the strength or appearance of the structure, as acceptable to the Architect. The maximum slab area between construction joints shall be 650 square feet. Unless otherwise detailed, provide keyways at least 1-½" deep in all construction joints.
    b. Control Joints: Provide sawcut joints per structural drawings. Locate as shown on the Drawings. Specifiers Note: Coordinate with structural engineer and soils report for slab reinforcement and standard notes regarding sand cushion, welded wire fabric, etc.
16. PAD PREPARATION FOR SLABS:
    a. Preparation for Interior Slabs: Provide crushed rock drainage fill and vapor barrier under interior floor slabs-on-grade.
    b. Vapor Barrier Installation: Install vapor barrier/retarder in accordance with manufacturer's instructions and ASTM E 1643-04. Unroll Vapor Barrier/Retarder with the longest dimension parallel with the direction of the pour. Lap Vapor Barrier/Retarder over footings and seal to foundation walls. Seal to interior/perimeter footings using Proofing Mastic. Overlap joints 6 inches and seal with manufacturer's tape. Seal all penetrations (including pipes) per manufacturer's instructions. Single pipe penetrations may be sealed using pipe boot constructed from the product: Cut a piece of plastic – width minimum 12 inches; length 1-1/2 times the circumference of the pipe. With scissors, cut slits half the width of the film. Wrap boot around pipe; tape onto pipe and completely tape the base to the Vapor Barrier/Retarder. Multiple pipe penetrations in close proximity and very small pipes may be sealed using Vapor Proofing Mastic. Cut a small area around pipes. Cut a patch of Vapor Barrier/Retarder extending at least 6 inches past the cut out in all directions. Cut X's or small circles in the patch and install over pipes. Overlap at least 6 inches and tape. Buildup 40-60 mils of mastic, or as needed to completely fill all voids between the pipe and Vapor Barrier/Retarder. No penetration of the Vapor Barrier/Retarder is allowed except for reinforcing steel and permanent utilities. In the case that forms must be used vapor stakes should be used to hold forms in place. Penetrate plastic with stake. Treat stake as pipe penetration (see above section b) i. – v.). Leave stake permanently in concrete. Using a power saw, cut the stake off above the seal, but below the concrete's finished surface. The lower portion of the vapor stake remains in place, permanently plugging the penetration. Repair damaged areas by cutting patches of Vapor Barrier/Retarder, overlapping damaged area 6" and taping all four sides with tape.
17. CONCRETE PLACEMENT:
    a. Pre-Placement Inspection: Before placing concrete, inspect and complete the formwork installation, reinforcing steel, and items to be embedded or cast-in. Notify other trades to permit the installation of their work; cooperate with other trades in setting such work, as required. Thoroughly wet wood forms immediately before placing concrete, as required where form coatings are not used. Coordinate the installation of joint materials and vapor barriers with placement of forms and reinforcing steel. Deposit concrete continuously or in layers of such thickness that no concrete will be placed on concrete which has hardened sufficiently to cause the formation of seams or planes of weakness within the section. If a section cannot be placed continuously, provide construction joints as specified. Deposit concrete as nearly as practicable to its final location to avoid segregation due to rehandling or flowing.
    b. Placing Concrete Slabs: Deposit and consolidate concrete slabs in a continuous operation, within the limits of construction joints, until the placing of a panel or section is complete. Consolidate concrete during placing operations so that concrete is thoroughly worked around reinforcement and other embedded items and into corners. Bring slab surfaces to the correct level with a straightedge and strike off. Use bull floats or darbies to smooth the surface, leaving it free of humps or hollows. Do not sprinkle water on the plastic concrete surface. Do not disturb the slab surfaces prior to beginning finished operations. Maintain reinforcing in the proper position during concrete placement operations by placing concrete chairs immediately prior to pour. Hooking reinforcing in position is not allowed.
    c. Cold Weather Placing: Protect concrete work from physical damage or reduced strength which could be caused by frost, freezing actions, or low temperatures, in compliance with ACI 306. Do not use calcium chloride, salt and other materials containing antifreeze agents or chemical accelerators, unless otherwise accepted in writing by the Architect.
    d. Hot Weather Placing: When hot weather conditions exist that would seriously impair the quality and strength of concrete, place concrete in compliance with ACI 305 and as herein specified. Cool ingredients before mixing to maintain concrete temperature at time of placement below 90°F. Cover reinforcing steel with water-soaked burlap if it becomes too hot, so that the steel temperature will not exceed the ambient air temperature immediately before embedment in concrete. Wet forms thoroughly before placing concrete. Do not use retarding admixtures unless otherwise accepted in mix designs.
18. FINISH OF FORMED SURFACES:
    a. Related Unformed Surfaces: At tops of walls, horizontal offsets and similar unformed surfaces occurring adjacent to formed surfaces, strike-off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.
19. MONOLITHIC SLAB FINISHES: All slabs to receive a light broom finish. Interior slabs to be left exposed (see Room Finish schedule) shall receive specific concrete curing and densifying agent applied in accordance with Section 033600 specifications.
    a. Float Finish: Apply float finish to slab surfaces that are to receive broom finish as herein after specified. After screeding and consolidating concrete slabs, do not work surface until ready for floating. Begin floating when surface water has disappeared or when concrete has stiffened sufficiently to permit operation of power-driven floats or both. Consolidate surface with power-driven floats, or by hand-floating if area is small or inaccessible to power units. Check and level surface plane to a tolerance not exceeding ¼" in 10' when tested with a 10' straightedge. Cut down high spots and fill low spots. Uniformly slope surfaces to drains. Immediately after leveling, refloat surface to a uniform, smooth, granular texture.
    b. Shop Flatwork: Float concrete surface as described above. Provide a light broom finish, in one direction only, or as shown on the Drawings. Apply Floor Curing Agent.
20. CONCRETE CURING AND PROTECTION:
    a. Duration: Protect freshly placed concrete from premature drying and excessive cold or hot temperature and maintain without drying at a relatively constant temperature for a period of time necessary for hydration of cement and proper hardening. Start initial curing as soon as free water has disappeared from concrete surface after placing and finishing. Weather permitting, keep continuously moist for not less than 24 hours. Begin final curing procedures immediately following initial curing and before concrete has dried. Continue final curing for at least 7 days and in accordance with ACI 301 procedures. Avoid rapid drying at end of final curing period.
21. REMOVAL OF FORMS: Formwork not supporting weight of concrete, such as sides of footings, walls, and similar parts of the work, may be removed after cumulatively curing at not less than 50°F (10°C) for 24 hours after placing concrete, provided concrete is sufficiently hard to not be damaged by form removal operations, and provided curing and protection operations are maintained.
22. MISCELLANEOUS CONCRETE ITEMS:
    a. Filling-In: Fill-in holes and openings left in concrete structures for passage of work by other trades, unless otherwise shown or directed, after work of other trades is in place. Mix, place and cure concrete as herein specified, to blend with in-place construction. Provide other miscellaneous concrete filling shown or required to complete the work.
    b. Grout Base Plates and Foundations: As indicated, using specified non-shrink grout. Use non-metallic grout for exposed conditions, unless otherwise indicated.
23. CONCRETE SURFACE REPAIRS: Repair and patch defective areas with cement mortar immediately after removal of forms, but only when acceptable to Architect. Cut out honeycomb, rock, pockets, voids over ½" diameter, and holes left by tie rods and bolts, down to solid concrete, but in no case to a depth of less than 1". Make edges of cuts, perpendicular to the concrete surface. Before placing cement mortar, thoroughly clean, dampen with water and brush-coat the area to be patched with neat cement grout. Proprietary patching compounds may be used when acceptable to Architect.

033600 – SPECIAL CONCRETE FLOOR FINISHES

1. SUMMARY: Provide and install curing agent and densifier as shown on the Drawings and specified herein.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. RELATED WORK: Cast-in-Place Concrete, as specified on the Structural Drawings.
4. REFERENCES: American Society for Testing and Materials: ASTM-C779, Standard Test Method for Abrasion Resistance of Horizontal Concrete Surfaces, ASTM C023-81, Ultraviolet Light and Water Spray, ASTM C805, Impact Strength. American Concrete Institute: ACI 302. 1R-89, Guide for concrete Floor and Slab Construction. Other Test: Reflectivity
5. SUBMITTALS: Make submittals to the Architect in accordance with the provision of Section 01 33 23 of these specifications.
   a. Product Data: Submit special concrete finishes manufacturer's specifications and test data. Submit special concrete finishes describing product to be provided giving manufacturer's name and product name for the specified material proposed to be provided under this section. Submit special concrete finishes manufacturer's recommended installation procedures; which when approved by the Architect, will become the basis for accepting or rejecting actual installation procedures used on the work. Submit special concrete finishes technical data sheet giving descriptive data, curing time and application requirements. Submit special concrete finishes manufacturer's Material Safety Data Sheet (MSDS) and other safety requirements. Follow all special concrete finishes published manufacturer's installation instructions.
6. QUALITY ASSURANCE:
   a. Installer Qualifications: Use an experienced installer and adequate number of skilled workmen who are thoroughly trained and experienced in the necessary craft. The special concrete finish manufacturer shall certify applicator. Applicator shall be familiar with the specified requirements and the methods needed for proper performance of work of this section.
   b. Protection: No satisfactory chemical or cleaning procedure is available to remove petroleum stains from the concrete surface. Prevention is therefore essential. All hydraulic powered equipment must be diapered to avoid staining of the concrete. No trade will park vehicles on the inside slab. If necessary, to complete their scope of work, drop cloths will be placed under vehicles at all times. No pipe cutting machine will be used on the inside floor slab. Steel will not be placed on interior slab to avoid rust staining. Acids and acidic detergents will not come into contact with slab. All trades informed that the slab must be protected at all times.
   c. Pre-installation Conference: Conduct pre-installation conference at project site.
7. DELIVERY, STORAGE, AND HANDLING: Deliver materials in original containers, with seal's unbroken, bearing manufacturer labels indicating brand names and directions for storage. Dispense special concrete finish material from factory numbered and sealed containers. Maintain record of container numbers.
8. PRODUCT CONDITION: Environmental limitations: Comply with manufacturer's written instructions for substrate temperature and moisture content, ambient temperature and humidity, ventilation, and other conditions affecting topping performance..
9. MATERIALS AND MANUFACTURERS: W.R. Meadows SIL-CRETE, Lithium-Silicate Curing Agent and Densifier
10. SURFACE CONDITIONS: Examine substrate, with installer present, for conditions affecting performance of finish. Correct conditions detrimental to timely and proper work. Do not proceed until unsatisfactory conditions are corrected.
11. APPLICATION: Apply a light broom finish texture to fresh placed concrete. Apply curing-densifier as soon as surface water has disappeared and concrete surface is hard enough to walk on. Spray apply agent with microfiber applicator in strict accordance with manufacturer's recommendations.
12. WORKMANSHIP AND CLEANING: The premises shall be kept clean and free of debris at all times. Remove spatter from adjoining surfaces, as necessary. Repair damages to surface caused by cleaning operations. Remove debris from jobsite.
13. PROTECTION: Protect finished work until fully cured in accordance with manufacturer's recommendations.

055000 – METAL FABRICATIONS

1. SUMMARY: Provide and install all miscellaneous iron and steel items not specifically described in other sections of these specifications but required for a complete and operable facility as shown on the Drawings and specified herein.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 01 33 23 of these specifications.
4. QUALITY ASSURANCE: Use only certified welders and the shielded arc process for all welding performed in connection with the work of this Section.
5. STEEL TUBING: All steel tubing shall be new, free from rust, and conforming with the requirements of ASTM A-500-B.
6. STEEL PLATE: All steel plate shall be new, free from rust, and conforming with the requirements of ASTM A-36.
7. BOLT AND NUTS: All bolts and nuts shall be new, free from rust, and conforming with the requirements of A-307.
8. STEEL CHAIN: Galvanized steel chain - 5/16 inch, Grade 43 with working load limit of 1900 lbs. Provide heavy duty galvanized snap hook each end.
9. PRIMER PAINT: All primer paint shall be compatible with the finish coats specified in Section 099100 of these Specifications except that, where no finish coats are required, all primer paint shall be "Tnemec 99R", a primer meeting the requirements of Federal Specification TT-P-615(d), type I, or an equal approved in advance by the Architect.
10. OTHER MATERIALS: All other materials, not specifically described but required for a complete and proper installation of miscellaneous metal, shall be new, free from rust, best quality of their respective kinds, and subject to the approval of the Architect.
11. SURFACE CONDITIONS: Make all required measurements in the field to ensure proper and adequate fit of miscellaneous metal items. Verify that miscellaneous metal may be fabricated and installed in strict accordance with the original design and the approved Shop Drawings.
12. FABRICATION: Fabricate all miscellaneous metal in strict accordance with the approved Shop Drawings and the referenced standards. Insofar as possible, shop prefabricate all items complete and ready for installation.

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LICENSED ARCHITECT TIMOTHY K. MATTISON No. 16928 REN. 9-30-26 STATE OF CALIFORNIA

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SPECIFICATIONS

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a. Welding: Unless otherwise indicated on the Drawings, weld all shop connections. Make all joints and intersections of metal tight fitting and securely fastened. Make all work square, plumb, straight and true. All welds to be ground smooth. Reference AWS D1.1 for types of materials being welded.

b. Holes: Drill or punch all holes required for all the attachment of work of other trades for bolted connections. Burned holes are not acceptable.

c. Workmanship: Form exposed work true to line and level with accurate angles and surfaces and straight, sharp edges. Ease exposed edges to a radius of approximately 1/32 inch, unless indicated otherwise. Form bent-metal corners to the smallest radius possible without causing grain separation or otherwise impairing the work. Weld corners and seams continuously, complying with AWS recommendations. At exposed connections, grind exposed welds smooth and flush to match and blend with adjoining surfaces. Welds to be imperceptible in finished work. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners wherever possible.

d. Assemblies: Use materials of sizes and thickness indicated or required to produce strength and durability in finished product for use intended. Work to dimensions indicated. Fit and shop assemble in largest practical sections for delivery to site. Cut, reinforce, drill and tap miscellaneous metal work as required to receive finished hardware and similar items. Exposed mechanical fasteners: When application will not permit concealed fasteners, locate exposed fasteners in unobtrusive manner, consistent with design of component, except where specifically noted otherwise. Use Phillips flat-head countersunk screws or bolts for exposed fasteners. Supply components required for anchorage of fabrications. Fabricate anchors and related components of same material and finish as fabrication, except where specifically noted otherwise. Continuously seal joined members by continuous welds.

13. SHOP PAINTING: Preparation: Thoroughly clean all metal as described in Section 09 91 00 of these Specifications. Provide all required protection for metal to be encased in concrete to prevent accumulation of deleterious foreign material. Shop prime all steel except: Steel to be encased in concrete or masonry. Surfaces to be welded. Steelwork which will be concealed by interior finish.

14. ERECTION: Erect and install all miscellaneous metal in strict accordance with the Drawings, the approved Shop Drawings, and the referenced standards, aligning straight, plumb, and level within a tolerance of one in 200. After the erection and installation are complete, touch-up all shop priming coats damaged during transportation and erection, using the priming paint specified for shop priming.

055133.23 – ALTERNATING TREAD LADDER

1. SUMMARY: Provide and install metal alternating tread ladder as shown on the Drawings and specified.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 01 33 23 of these specifications.
   a. Manufacturer's Product Data
   b. Provide shop drawings detailing fabrication and erection of ladder indicated, including plans, elevations, sections and details of metal fabrications and their connections; and reaction loads for each hanger and bracket.
   c. Provide templates for anchors and bolts specified for installation
4. WARRANTY: Manufacturer has responsibility for an extended Corrective Period for work of this Section for a period of 5 years commencing on the shipment date of the product against all the conditions indicated below, and when notified in writing from Owner, manufacturer shall promptly and without inconvenience and cost to Owner correct said deficiencies.
   a. Defects in materials and workmanship.
   b. Deterioration of material and surface performance below minimum OSHA standards as certified by independent third party testing laboratory. Ordinary wear and tear, unusual abuse or neglect excepted.
   c. Within the warranty period, the manufacturer shall, at its option, repair, replace, or refund the purchase price of defective ladder
5. METAL LADDERS: Design is based on use of O'Keefee's Aluminum Ship Ladder Model 20 with 75 degree angle; Mill Finish. Manufacturer: O'Keeffe's, Inc.; 100 N Hill Drive, Suite 12, Brisbane, CA 94005. Toll Free Tel: (888) 653-3333. Tel: (415) 824-4900. Fax: (415) 824-5900. Email: info@okeeffes.com. Web: http://www.okeeffes.com.
6. INSTALLATION: Install the stair in strict accordance with all pertinent codes and regulations, the original design, and the manufacturer's recommendations, anchoring all components firmly and securely for long life under hard use.

061000 – ROUGH CARPENTRY

1. SUMMARY: Provide and install rough carpentry work as shown on the Drawings and specified herein.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 01 33 23 of these specifications.
4. PROJECT CONDITIONS: Delivery and Storage: Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber as well as plywood and other panels; provide for air circulation within and around stacks and under temporary coverings including polyethylene and similar materials. For lumber and plywood pressure treated with waterborne chemicals, sticker between each course to provide air circulation.
5. PROJECT CONDITIONS: Coordination: Fit carpentry work to other work; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds and similar supports to allow attachment of other work.
6. LUMBER, GENERAL:
   a. Lumber Standards: Manufacture lumber to comply with PS 20 "American Softwood Lumber Standard" and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board of Review.
   b. Inspection Agencies: Inspection agencies and the abbreviations used to reference with lumber grades and species include the following: RIS Redwood Inspection Service. WCLIB West Coast Lumber Inspection Bureau. WWPA Western Wood Products Association.
   c. Grade Stamps: Factory-mark each piece of lumber with grade stamp of inspection agency evidencing compliance with grading rule requirements and identifying grading agency, grade, species, moisture content at time of surfacing, and mill. For exposed lumber apply grade stamps to ends or back of each piece or omit grade stamps entirely and issue certificate of grade compliance from inspection agency in lieu of grade stamp.
   d. Nominal sizes are indicated, except as shown by detail dimensions. Provide actual sizes as required by PS 20, for moisture content specified for each use. Provide dressed lumber, S4S, unless otherwise indicated. Provide seasoned lumber with 19 percent maximum moisture content at time of dressing and shipment for sizes 2" or less in nominal thickness, unless otherwise indicated.
7. DIMENSION LUMBER: For light framing provide material complying with the following requirements: Douglas Fir, grade as shown on drawings. For exposed framing lumber provide material complying with the following requirements: Definition: Exposed framing refers to dimension lumber which is not concealed by other work and is indicated to receive a stained or natural finish. Grading: Hand select material at factory from lumber of species and grade indicated below for compliance with "Appearance" grade requirements of ALSC National Grading Rule; issue inspection certificate of inspection agency for selected material. Same species and grade as indicated for structural framing.
8. TIMBERS: For timbers (5" and thicker), provide material complying with the following requirements: Douglas Fir Select, grade as shown on drawings. Free of heart center.
9. BOARDS: Exposed Boards: Where boards will be exposed in the finished work, provide the following: Moisture Content: 15 percent maximum, "MC-15". Where transparent or natural finish or no finish is indicated, provide Redwood, Select Heart Grade (RIS). Where painted finish is indicated, provide Select Merchantable Boards per WCLIB rules, or No. 2 Common Boards & Better per WWPA rules.
10. MISCELLANEOUS LUMBER: Provide wood for support or attachment of other work including rooftop equipment curbs and support bases, cant strips, bucks, nailers, blocking, furring, grounds, stripping and similar members. Provide lumber of sizes indicated, worked into shapes shown, and as follows: Moisture content: 19 percent maximum for lumber items not specified to receive wood preservative treatment. Grade: Standard Grade light framing size lumber of any species or board size lumber as required. No. 3 Common or Standard grade boards per WCLIB or WWPA rules or No. 3 boards per SPIB rules.
11. CONSTRUCTION PANELS:
   a. Construction Panel Standards: Comply with PS 1 "U.S. Product Standard for Construction and Industrial Plywood" for plywood panels and, for products not manufactured under PS 1 provisions, with American Plywood Association (APA) "Performance Standard and Policies for Structural-Use Panels", Form No. E445.
   b. Trademark: Factory-mark each construction panel with APA trademark evidencing compliance with grade requirements.
   c. Concealed APA Performance-Rated Panels: Where construction panels will be used for the following concealed types of applications, provide APA Performance-Rated Panels complying with requirements indicated for grade designation, span rating, exposure durability classification, edge detail (where applicable) and thickness. Subflooring: APA RATED SHEATHING. Exposure Durability Classification: EXPOSURE 1. Span Rating: As required to suit joist spacing indicated. Wall Sheathing: APA RATED SHEATHING. Exposure Durability Classification: EXPOSURE 1. Span Rating: As required to suit stud spacing indicated. Roof Sheathing: APA RATED SHEATHING. Exposure Durability Classification: EXPOSURE 1. Span Rating: As required to suit rafter spacing indicated.
   d. Plywood Backing Panels: For mounting electrical or telephone equipment, provide fire-retardant treated plywood panels with grade designation, APA C-D PLUGGED INT with exterior glue, in thickness indicated, or, if not otherwise indicated, not less than 15/32".
   e. Plywood Underlayment for Resilient Flooring: For underlayment under 19/32" in indicated thickness, provide plywood panels with fully sanded face complying with the following requirements: Grade Designation: APA UNDERLAYMENT INT with exterior glue.
12. FASTENERS AND ANCHORAGE:
   a. Available Manufacturers: Subject to compliance with requirements, manufacturers offering metal connectors which may be incorporated in the work include, but are not limited to, the following: Simpson Company, Silver Metal Products, K C Metals. All fasteners coming in direct contact with treated wood in exterior applications subject to liquid water shall be "ZMAX" by Simpson Company or equal. Use common wire nails throughout. Pre-drill if required to prevent wood from splitting. Hot dip galvanize all wire nails that are exposed to weather and/or treated wood.
   b. Machine bolts: Hexhead conforming to ASTM A307 with malleable washers under head and/or nut when bearing against wood unless otherwise noted.
   c. Power Driven Fasteners: RAMSET, Drive-it, or HILTI installed as details and in size, number, and type shown or recommended in manufacturer's printed literature for use intended.
   d. Wood Screws: Bright Steel. Lag Screws: Hexhead with gimlet point.
13. WOOD TREATMENT BY PRESSURE PROCESS: Preservative Treatment: Where lumber or plywood is indicated as "PT" or "Treated," or is specified herein to be treated, comply with applicable requirements of AWPB Standards listed below. Mark each treated item with the AWPB Quality Mark Requirements. Pressure-treat above-ground items with water-borne preservatives to comply with AWPB U1. After treatment, kiln-dry lumber and plywood to a maximum moisture content, respectively, of 19 percent and 15 percent. Treat indicated items and the following: Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers and waterproofing. Wood sills ledgers, sleepers, blocking, furring, stripping and similar members in contact with masonry or concrete. Wood framing members less than 18" above grade. Wood floor plates installed over concrete slabs directly in contact with earth. Complete fabrication of treated items prior to treatment, where possible. If cut after treatment, coat cut surfaces with heavy brush coat of same chemical used for treatment and. Inspect each piece of lumber or plywood after drying and discard damaged or defective pieces. For treated lumber exposed to view (decks, railings, siding, etc.) use a clear "non-colored preservative, CSI "Preserve" or equal.
14. INSTALLATION, GENERAL: Discard units of material with defects which might impair quality of work, and units which are too small to use in fabricating work with minimum joints or optimum joint arrangement. Set carpentry work to required levels and lines, with members plumb and true to line and cut and fitted. Securely attach carpentry work to substrate by anchoring and fastening as shown and as required by recognized standards. Countersink nail heads on exposed carpentry work and fill holes. Use common wire nails, except as otherwise indicated. Use finishing nails for finish work. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting of wood; predrill as required. Do not cut or notch structural members except as shown on drawings.
15. WOOD GROUNDS, NAILERS, BLOCKING AND SLEEPRS: Provide wherever shown and where required for screeding or attachment of other work. Form to shapes as shown and cut as required for true line and level of work to be attached. Coordinate location with other work involved. Attach to substrates as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise indicated. Build into masonry during installation of masonry work. Where possible, anchor to formwork before concrete placement.
16. WOOD FRAMING, GENERAL: Provide framing members of sizes and on spacings shown, and frame openings as shown, or if not shown, comply with recommendations of "Manual for House Framing" of National Forest Products Association (N.F.P.A). Do not splice structural members between supports. Anchor and nail as shown, and to comply with Building Code. Firestop concealed spaces of wood framed walls and partitions at each floor level and at the ceiling line of the top story. Where firestops are not automatically provided by the framing system used, use closely fitted wood blocks of nominal 2" thick lumber of the same width as framing members.
17. STUD FRAMING: Provide stud framing of size and spacing indicated or, if not otherwise indicated, of the following sizes and spacings. Arrange studs so that wide face of stud is perpendicular to direction of wall or partition and narrow face is parallel. Provide single bottom plate and double top plates using 2" thick members with widths equaling that of studs; except single top plate may be used for non-load-bearing partitions. Nail or anchor plates to supporting construction.
   a. Sills: Set level to 1/16 inch in 6 feet. Grout shall be used when necessary to achieve full bearing. Secure sills with 5/8-inch anchor bolts embedded in the strutural slab a minimum of 8 inches, spaced a maximum of 4 feet on center. Locate one bolt 6 inches minimum and 12" maximum from each end and 9 inches to each side of notches for pipes. Two bolts minimum per sill piece. Provide additional or other anchorage as required on the drawings. Sills shall be set to the exact dimensions shown on the drawings with a tolerance of 1/2 inch in either direction. The Architect shall be immediately notified if this condition would be violated. Allow no crooks or waves in sills that will not provide a straight line for stud work. Construct corners and intersections with not less than 3 studs. Provide miscellaneous blocking and framing as shown and as required for support of facing materials, fixtures, specialty items and trim. Provide continuous horizontal blocking row at mid-height of single-story partitions over 8' high and at midpoint of multi-story partitions, using 2" thick members of same width as wall or partitions.
18. FLOOR JOIST FRAMING: Provide framing of sizes and spacings shown. Install with crown edge up and support ends of each member with not less than 1-1/2" of bearing on wood or metal, or 3" on masonry. Attach to wood bearing members by toe nailing or metal connectors; frame to wood supporting members with wood ledgers as shown, or if not shown, with metal connectors. Fire-cut members built into masonry (if any). Frame openings with headers and trimmers supported by metal joist hangers; double headers and trimmers where span of header exceeds 4'. Provide solid blocking (2" thick by depth of joist) at ends of joists unless nailed to header or bearing member. Lap members framing from opposite sides of beams, girders or partitions not less than 4" or securely tie opposing members together. Provide solid blocking (2" thick by depth of joist) over supports. Under jamb studs at openings, provide solid blocking between joist. Under non-load-bearing partitions, provide double joists separated by solid blocking equal to depth of studs above.
19. TIMBER FRAMING: Provide wood beams and girders of the size and spacing shown. Install with crown edge up and provide not less than 4" bearing on supports. Provide continuous members unless shown; tie together over supports if not continuous. Where beams or girders are framed into pockets of exterior concrete or masonry walls, provide 1/2" air space between sides and ends of wood members and supporting wall. Where built-up beams or girders of nominal 2"-dimension lumber on edge are shown, fasten together with 2 rows of 20d nails spaced not less than 32" o.c. Locate one row near top edge and other near bottom edge. Locate end joints in members over supports; for continuous members, stagger ends at quarter points between supports. Provide wood posts of the sizes shown. Provide metal anchoring and attachment devices as shown.
20. SUBFLOORING: Install plywood continuous over two or more spans, with face grain across supports. Panel end joints to occur over framing. Allow spacing similar to roof sheathing. Glue plywood to all joists, beams and other supports with specified adhesive. Gluing application shall be per American Plywood Association recommendations in Brochure U405 and Performance Specification No. AFG-01.
21. WALL SHEATHING: Allow spacing similar to roof sheathing and as shown on Drawings. Panels may be installed with face grain horizontal or vertical. Block all edges. See Drawings for nailing schedule. Where plywood wall sheathing is specified on the drawings for shear at portions of a wall length, the entire length of wall shall receive plywood to achieve a uniform wall finish. At All EIFS applications over framed walls, provide 1/2" plywood wall sheathing.
22. INSTALLATION OF CONSTRUCTION PANELS: Comply with applicable recommendations contained in Form No. E 30F, "APA Design/Construction Guide - Residential & Commercial," for types of construction panels and applications indicated. Fastening Methods: Fasten panels as indicated below: Combination Subfloor-Underlayment: Glue-nail to framing. Subflooring: Glue-nail to framing. Sheathing: Nail to framing. Underlayment: Nail to subflooring. Fill and sand edge joints of underlayment receiving resilient flooring. Plywood Backing Panels: Nail to supports.
23. ROUGH HARDWARE:
   a. Nails and Spikes: Nailing of wood members shall conform to UBC Table 25-Q as indicated. Box nails are not permitted. Penetration: Half-length of nail into piece receiving point. Do not drive nails closer together than half their length, nor closer to edge of piece than 1/4 their length. Spacing and size of nails to be such that splitting will not occur. Prebore holes for nails wherever necessary to prevent splitting. Bore diameter of holes smaller than diameter of nail or spike (3/4 dia.). Use galvanized staples throughout. Use galvanized nails where exposed to weather. Use hot-dipped galvanized or stainless-steel nails where in contact with treated wood.
   b. Screws: Screws are to be turned into place, not driven. Use self-tapping screws where required for fastening to metal framing. Countersink where heads will interfere or as required. Screw bore holes the same diameter and depth as shank; bore holes for threaded portion of screws with bit no larger than base of thread. Use galvanized or cadmium plated screws on all fastenings exposed to weather. Use hot-dipped galvanized or stainless-steel screws where in contact with treated wood.
   c. Bolts: Install bolts in drilled holes the diameter of the bolt, plus 1/16-inch oversize. Bolting of wood members shall conform to UBC requirements and as called for on Drawings. Washers: Provide all bolts bearing on wood, unless noted otherwise on at Drawings, with malleable iron washers under heads and nuts. Use hot-dipped galvanized bolts, nuts and washers where exposed to weather and/or treated wood.
   d. Lag Bolts: Install lag bolts in lead holes. Drill holes same diameter and depth as shank. Then drill hole same diameter as at base thread for the threaded portion. Use malleable iron washers as required for same bolt size. The threaded portion of the screw shall be inserted in its lead hole by turning with a wrench, not by driving with a hammer. Malleable iron washers shall be provided under heads of lag bolts which bear on wood. Use hot-dipped galvanized or stainless-steel lag bolts where in contact with treated wood.
   e. Powder Driven Pins: Sill plate of interior non-bearing partitions bearing directly on the concrete floor may be attached with powder driven pins. Diameter of pin shall be 1/4 inch; use 2-inch diameter 12-gauge washer under head and minimum penetration of 1-1/2 inches into concrete, spaced not more than 32 inches apart. There shall be a minimum of two pins for each piece of sill plate.
   f. Pneumatic Gun Nailing: Pneumatic gun nails shall be nails with the same diameter as common nails with penetration into framing as follows: 6d 1-1/4 inches, 8d 1-12 inches, 10d 1-5/8 inches, 16d 1-3/4 inches. Minimum edge distance of nail from edge of plywood and framing shall be 3/8". Spacing of nails shall be as specified for common nails. "Shiners" or nails which do not penetrate into framing or blocking shall be removed and replaced. Under driving of pneumatic gun nail with require nail to be driven with hammer so that head of nail is flush with top surface of plywood. Overdriving of pneumatic gun nails such that the head of nail is more than 1/32" below the top surface of plywood shall not be permitted and will result in rejection of that portion of the work. Walls with structural plywood on both faces shall have pneumatic gun nailing one face only.

072100 – THERMAL INSULATION

1. SUMMARY: Provide and install building insulation as shown on the Drawings and specified herein including but not necessarily limited to batts in mezzanine ceiling rafter spaces,and noise reduction batts in interior walls.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 01 33 23 of these specifications.
4. CODES AND STANDARDS: All building insulation materials shall conform to the certified requirements and shall be installed to meet flame and smoke spread density requirements of State of California Title 24.
5. BUILDING INSULATION: All glass fiber building insulation except as noted herein shall be the product of Owens/Corning Fiberglas, CertainTeed or an equal approved in advance by the Architect. All glass fiber batts shall be formaldehyde-free type insulation.
   a. Mezzanine Ceiling: At all roofs and ceilings where noted furnish and install unfaced glass fiber batts having a thermal resistance "R" value of R-30 for insulation only.
   b. Interior Walls: In all interior walls furnish and install unfaced sound attenuation batts by Owens Corning, CertainTeed, or approved equal; 3-1/2-inch-thick batts in 2 x 4 walls and 5-1/2-inch-thick batts in 2 x 6 walls in each of the stud cavities.
6. OTHER MATERIALS: All other materials such as fasteners and retainers, not specifically described but required for a complete and proper installation of building insulation, shall be as recommended by the manufacturer; selected by the Contractor subject to the approval of the Architect.
7. INSTALLATION: Except as otherwise specifically directed by the Architect, install building insulation in accordance with the current edition of the Owens/Corning Fiberglas publication 3-BL-4992 "Fiberglas Building Insulation Application Instructions" where applicable. Install insulation in areas and in thicknesses indicated or required to produce R-values indicated. Cut and fit tightly around obstructions and fill voids with insulation.
8. INSPECTION: Upon completion of the installation, visually inspect each insulated area and verify that all insulation is complete and properly installed.

079200 – JOINT SEALANTS

1. SUMMARY: Provide a positive barrier against penetration of air and moisture at joints between items where sealing is essential to continued integrity of the barrier. Such sealing will normally be performed under the work of various Sections of these Specifications but shall be performed in strict accordance with the provisions of this Section. Install as shown on the Drawings and specified herein.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 013323 of these specifications.
4. AIR POLLUTANT CONTROL REQUIREMENTS: Per Section 5.504.4.1 of the 2013 California Green Building Standards Code, sealants and caulks used on the project shall meet the requirements of the following standards: Sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Table 5.504.4.2 of the 2013 California Green Building Standards Code. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene, chloride, perchloroethylene and trichloroethylene).
5. SEALANT MATERIALS:
   a. Vertical Surfaces, Hybrid Sealant: MasterSeal NP 150 low-modulus, non-sag premium-grade elastomeric hybrid sealant by Master Builders Solutions (BASF Corporation), or equal. Color selected by architect.
   b. Horizontal Concrete Joints: MasterSeal SL2 two-component polyurethane sealant by Master Builders Solutions (BASF Corporation), or equal. Color selected by architect.
   c. Backing Material: Cylindrical sealant backings: ASTM C1330, type as recommended in writing by sealant manufacturer for joint application indicated and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance. Bond breaker tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer.
6. SEALANT EQUIPMENT: All equipment shall be only such equipment as is specifically recommended by the manufacturer of the sealant material being installed.
7. CHOICE OF SEALANT MATERIAL: Use only that sealant material which is best suited to the installation and is so recommended by the sealant material manufacturer.
8. GENERAL: Comply with joint sealant manufacturer's printed installation instructions applicable to products and applications indicated, except where more stringent requirements apply.
9. BACK-UP MATERIALS: General: All joints over 3/8" wide shall have back-up filler. Verify the compatibility of filler material with sealant before installation. Use back-up filler about 1/3 to 1/2 wider than width of joint so sufficient pressure is exerted by filler to provide substantial resistance to displacement. Acceptable materials: All filler materials shall be non-oily, non-staining back-up filler such as polyethylene foam rod, expanded polyurethane, neoprene, or other filler completely compatible with the sealant material.
10. APPLICATION OF SEALANT:
   a. General: Do not seal under weather conditions or sun conditions potentially harmful to the set and curing of the sealant material.
   b. Preparation: Clean joint surfaces immediately before installation of sealant. Remove dirt, insecure coatings, moisture and other substances which could interfere with bond of sealant. Etch concrete and masonry joint surfaces as recommended by sealant manufacturer. Roughen vitreous and glazed joint surfaces as recommended by sealant manufacturer.
   c. Priming: Prime joint surfaces where recommended by sealant manufacturer. Do not allow primer to spill or migrate onto adjoining surfaces.
   d. Installation: Install sealant in strict accordance with the manufacturer's recommendations, taking care to produce beads of proper width and depth, tool as recommended by the manufacturer, and immediately remove all surplus sealant. Where an irregular surface or sensitive joint border exists apply masking tape at edges of joint to insure neatness and protection. Remove masking tape prior to sealant setting.
   e. Spillage: Do not allow sealants or primers to overflow or spill onto adjoining surfaces, or migrate into voids of adjoining surfaces. Clean adjoining surfaces by whatever means may be necessary to eliminate evidence of spillage.
11. SEALANT SCHEDULE: Carefully study the Drawings and furnish and install the proper sealant at each point where called for on the Drawings plus at all other points where sealing is essential in maintaining the continued integrity of the water-tight barrier including but not limited to: Exterior expansion and control joints. Exterior sills, jambs and heads of window frames, door frames, louvers and similar openings, and where metal, wood or other materials abut or join masonry, concrete or other materials. Exterior horizontal control and expansion joints in concrete slabs, masonry, precast paving units and tiles. Interior expansion and control joints. Interior horizontal control and expansion joints in concrete slabs and tile flooring.

081113 – HOLLOW METAL DOORS AND FRAMES

1. SUMMARY: Provide and install hollow metal doors, frames, and frame components such as sidelites and borrowed lites as shown on the Drawings and specified herein.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SUBMITTALS:
   a. Product Data: For each type of product indicated. Include construction details, material descriptions, core descriptions, hardware reinforcements, profiles, anchors, fire-resistance rating, and finishes.
   b. Shop Drawings: Include the following: Elevations of each door design. Details of doors, including vertical and horizontal edge details and metal thicknesses. Frame details for each frame type, including dimensioned profiles and metal thicknesses. Locations of reinforcement and preparations for hardware. Details of anchorages, joints, field splices, and connections.
4. QUALITY ASSURANCE:
   a. Source Limitations: Obtain hollow metal doors and frames through one source from a single manufacturer wherever possible.
   b. Quality Standard: In addition to requirements specified, comply with ANSI/SDI A250.8, latest edition, "Recommended Specifications for Standard Steel Doors and Frames".
5. DELIVERY, STORAGE, AND HANDLING: Deliver hollow metal work palletized, wrapped, or crated to provide protection during transit and Project site storage. Do not use non-vented plastic. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions. Store hollow metal work under cover at Project site.. Do not store in a manner that traps excess humidity. Provide minimum 1/4-inch space between each stacked door to permit air circulation. Door and frames to be stacked in a vertical upright position.
6. PROJECT CONDITIONS: Field Measurements: Verify actual dimensions of openings by field measurements before fabrication.
7. COORDINATION: Coordinate installation of anchorages for hollow metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.
8. WARRANTY: Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period of 5 years. Warranty includes installation and finishing that may be required due to repair or replacement of defective doors.
9. MANUFACTURERS: Manufacturers: Subject to compliance with requirements, provide products by one of the following: CECO Door Products, Curries Company, Security Metal Products.
10. MATERIALS: Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating. Frame Anchors: ASTM A 653/A 653M, Commercial Steel (CS), Commercial Steel (CS), Type B; with minimum G60 (Z180) or A60 (ZF180) metallic coating.
11. STANDARD HOLLOW METAL DOORS:
   a. General: Provide 1-3/4-inch doors of design indicated, not less than thickness indicated; fabricated with smooth surfaces, without visible joints or seams on exposed faces unless otherwise indicated. Comply with ANSI/SDI A250.8.
   b. Restroom Door: Face sheets fabricated of 16-gauge commercial quality hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60. Provide door complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level:
      i. Basis of Design: Flush panel; CECO Legion Services Full Flush Door.
      ii. Core Construction: Manufacturer's standard polystyrene. Where indicated, provide doors fabricated as thermal-rated assemblies with a minimum R-value of 2.8 or better.
      iii. Top and Bottom Edges: Reinforce tops and bottoms of doors with a continuous steel channel not less than 16 gauge, extending the full width of the door and welded to the face sheet. Doors with an inverted top channel to include a steel closure channel, screw attached, with the web of the channel flush with the face sheets of the door. Plastic or composite channel fillers are not acceptable.
      iv. Hinge Reinforcement: Minimum 7-gauge (3/16") plate 1-1/4" x 9" or minimum 14-gauge continuous channel with pierced holes, drilled and tapped.
      v. Hardware Reinforcements: Fabricate according to ANSI/SDI A250.6 with reinforcing plates from
12. STANDARD HOLLOW METAL FRAMES:
   a. General: Comply with ANSI/SDI A250.8 and with details indicated for type and profile.
   b. Frame: Fabricated of 16 gauge hot-dipped zinc coated steel that complies with ASTM A 653/A 653M, Coating Designation A60. Fabricate frames with mitered or coped corners. Fabricate frames, with "closed and tight" miter seams continuously welded on face, finished smooth with no visible seam unless otherwise indicated.
   c. Manufacturers Basis of Design: CECO Door Products SQ/ISU/SR Series. Curries Company M/G Series.
   d. Hardware Reinforcement: Fabricate according to ANSI/SDI A250.6 with reinforcement plates of minimum steel thickness set forth in ANSI/SDI A250-6 Table 1
13. FRAME ANCHORS:
   a. Jamb Anchors:
      i. Stud Wall Type: Designed to engage stud and not less than 0.042 inch thick.
   b. Floor Anchors: Floor anchors to be provided at each jamb, formed from A60 metallic coated material, not less than 0.042 inches thick.
14. FABRICATION: Fabricate hollow metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for thickness of metal. Where practical, fit and assemble units in manufacturer's plant. When shipping limitations so dictate, frames for large openings are to be fabricated in sections for splicing or splining in the field by others.
   a. Tolerances: Fabricate hollow metal work to tolerances indicated in ANSI/SDI A250.8.
   b. Hollow Metal Doors: Continuous Hinge Reinforcement: Provide welded continuous 12-gauge strap for continuous hinges specified in hardware sets in Division 08 Section "Door Hardware".
   c. Hollow Metal Frames:
      i. Shipping Limitations: Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.
      ii. Welded Frames: Weld flush face joints continuously; grind, fill, dress, and make smooth, flush, and invisible. Welded frames are to be provided with two steel spreaders temporarily attached to the bottom of both jambs to serve as a brace during shipping and handling. Spreader bars are for bracing only and are not to be used to size the frame opening.
      iii. Welded frames are to be provided with two steel spreaders temporarily attached to the bottom of both jambs to serve as a brace during shipping and handling. Spreader bars are for bracing only and are not to be used to size the frame opening".
      iv. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated for removable stops, provide security screws at exterior locations.
      v. Floor Anchors: Weld anchors to bottom of jambs and mullions with at least four spot welds per anchor.
      vi. Jamb Anchors: Provide number and spacing of anchors as follows:
   d. Stud Wall Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows: Three anchors per jamb up to 60 inches high. Four anchors per jamb from 60 to 90 inches high. Five anchors per jamb from 90 to 96 inches high. Five anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 96 inches high. Two anchors per head for frames above 42 inches wide and mounted in metal stud partitions.
   e. Door Silencers: Except on weatherstripped or gasketed doors, drill stops to receive door silencers. Silencers to be supplied by frame manufacturer regardless if specified in Division 08 Section "Door Hardware".
15. Hardware Preparation: Factory prepare hollow metal work to receive template mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to the Door Hardware Schedule and templates furnished as specified in Division 08 Section "Door Hardware". Locate hardware as indicated, or if not indicated, according to ANSI/SDI A250.8, Reinforce doors and frames to receive non-template, mortised and surface mounted door hardware. Comply with applicable requirements in ANSI/SDI A250.6 and ANSI/DHI A115 Series specifications for preparation of hollow metal work for hardware.
16. STEEL FINISHES:
   a. Prime Finishes: Doors and frames to be cleaned, and chemically treated to insure maximum finish paint adhesion. Surfaces of the door and frame exposed to view to receive a factory applied coat of rust inhibiting shop primer.
   b. Shop Primer: Manufacturer's standard, fast-curing, lead and chromate free primer complying with ANSI/SDI A250.10 acceptance criteria; recommended by primer manufacturer for substrate; and compatible with substrate and field-applied coatings.
17. EXAMINATION: Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work. General Contractor to verify the accuracy of dimensions given to the steel door and frame manufacturer for existing openings or existing frames (strike height, hinge spacing, hinge back set, etc.). Proceed with installation only after unsatisfactory conditions have been corrected.

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WMB Project No. 25-003



PUBLISH HISTORY:

No.	DATE	PURPOSE
	07.03.25	INITIAL SUBMITTAL

SPECIFICATIONS

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18. PREPARATION: Remove welded in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces. Prior to installation, adjust and securely brace welded hollow metal frames for squareness, alignment, twist, and plumbness. Tolerances shall comply with SDI-117 "Manufacturing Tolerances Standard Steel Doors and Frames". Drill and tap doors and frames to receive non-template, mortised, and surface-mounted door hardware.

19. INSTALLATION:
    a. General: Install hollow metal work plumb, rigid, properly aligned, and securely fastened in place; comply with Drawings and manufacturer's written instructions.
    b. Hollow Metal Frames: Install hollow metal frames of size and profile indicated. Comply with ANSI/SDI A250.11 and NFPA 80 at fire rated openings. Set frames accurately in position, plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete and frames properly set and secured, remove temporary braces, leaving surfaces smooth and undamaged. Shim as necessary to comply with installation tolerances.
    c. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with post-installed expansion anchors.
    d. Hollow Metal Doors: Fit hollow metal doors accurately in frames, within clearances specified below. Shim as necessary. Non-Fire-Rated Standard Steel Doors. Jambs and Head: 1/8 inch plus or minus 1/16 inch. Between Edges of Pairs of Doors: 1/8 inch plus or minus 1/16 inch. Between Bottom of Door and Top of Threshold: Maximum 3/8 inch. Between Bottom of Door and Top of Finish Floor (No Threshold): Maximum 3/4 inch.

20. ADJUSTMENT AND CLEANING:
    a. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow metal work that is warped, bowed, or otherwise unacceptable. Remove grout and other bonding material from hollow metal work immediately after installation.
    b. Prime-Coat and Painted Finish Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat, or painted finishes, and apply touchup of compatible air drying, rust-inhibitive primer, zinc rich primer (exterior and galvanized openings) or finish paint.

087100 – DOOR HARDWARE

1. SUMMARY: This Section includes commercial door hardware for the following: Swinging doors. "Hardware groups" have been assigned to the various doors required for this work. Provide and install all finish hardware described in the Hardware Schedule and all other finish hardware not described but required for a complete and operable facility. Door hardware includes, but is not necessarily limited to Mechanical door hardware,

2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.

3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 01 33 23 of these Specifications.
    a. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.
    b. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
    c. Keying Schedule: Prepared under the supervision of the Owner, separate schedule detailing final keying instructions for locksets and cylinders in writing. Coordinate keying with Owner and separate contractor installing the pre-engineered metal shop building doors and hardware. Owner to approve submitted keying schedule prior to the ordering of permanent cylinders.

4. QUALITY ASSURANCE:
    a. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction: ANSI A117.1 - Accessible and Usable Buildings and Facilities. ASTM E330 - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure difference. ICC/IBC - International Building Code. NFPA 70 - National Electrical Code. NFPA 80 - Fire Doors and Windows. NFPA 101 - Life Safety Code. NFPA 105 - Installation of Smoke Door Assemblies. UL/ULC and CSA C22.2 – Standards for Automatic Door Operators Used on Fire and Smoke Barrier Doors and Systems of Doors. TAS-201-94 - Impact Test Procedures. TAS-202-94 - Criteria for Testing Impact and Non-Impact Resistant Building Envelope Components using Uniform Static Air Pressure. TAS-203-94 - Criteria for Testing Products Subject to Cyclic Wind Pressure Loading. California Building Code.
    b. Standards: All hardware specified herein shall comply with the following industry standards: ANSI/BHMA Certified Product Standards - A156 Series. UL10C – Positive Pressure Fire Tests of Door Assemblies.

5. COORDINATION:
    a. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.

6. WARRANTY:
    a. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following: Structural failures including excessive deflection, cracking, or breakage. Faulty operation of the hardware. Deterioration of metals, metal finishes, and other materials beyond normal weathering. Electrical component defects and failures within the systems operation.
    b. Standard Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.
    c. Special Warranty Periods: Ten years for extra heavy duty cylindrical (bored) locks and latches. Twenty-five years for manual surface door closers. Ten years for heavy duty floor closers.

7. MAINTENANCE SERVICE:
    a. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.
    b. Continuing Service: Beginning at Substantial Completion, and running concurrent with the specified warranty period, provide continuous (6) months full maintenance including repair and replacement of worn or defective components, lubrication, cleaning, and adjusting as required for proper door opening operation. Provide parts and supplies as used in the manufacture and installation of original products.

8. SCHEDULED DOOR HARDWARE:
    a. General: Provide door hardware for each door to comply with requirements in Door Hardware Sets and each referenced section that products are to be supplied under.
    b. Designations: Requirements for quantity, item, size, finish or color, grade, function, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Sets at the end of Part 3. Products are identified by using door hardware designations, as follows: Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule. Products furnished, but not installed, under this Section include the following. Coordinating, purchasing, delivering, and scheduling remain requirements of this Section. Permanent cylinders, cores and keys to be installed by Owner.
    c. Substitutions: Requests for substitution and product approval for inclusive mechanical and electromechanical door hardware in compliance with the specifications must be submitted in writing and in accordance with the procedures and time frames outlined in Division 01, Substitution Procedures. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

9. HANGING DEVICES:
    a. Hinges: ANSI/BHMA A156.1 certified butt hinges with number of hinge knuckles as specified in the Door Hardware Sets.
    b. Quantity: Provide the following hinge quantity, unless otherwise indicated: Three Hinges: For doors with heights 61 to 90 inches.
    c. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required. Widths up to 3'0": 4-1/2" standard or heavy weight as specified. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
    d. Hinge Weight and Base Material: Unless otherwise indicated, provide the following: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.
    e. Hinge Options: Comply with the following where indicated in the Hardware Sets or on Drawings: Non-removable Pins: Provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for the following applications: Out-swinging exterior doors. Out-swinging access-controlled doors. Out-swinging lockable doors.

10. CYLINDERS AND KEYING:
    a. Cylinders: Original manufacturer cylinders complying with the following: Mortise Type: Threaded cylinders with rings and straight- or clover-type cam. Rim Type: Cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring. Bored-Lock Type: Cylinders with tailpieces to suit locks. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes. Keyway: Manufacturer's Standard. Match Facility Standard. Match Facility Restricted Keyway.
    b. Permanent Cores: Manufacturer's standard; finish face to match lockset; complying with the following: Interchangeable Cores: Core insert, removable by use of a special key; usable with other manufacturers' cylinders.
    c. Key Quantity: Provide the following minimum number of keys: Top Master Key: One (1). Change Keys per Cylinder: Two (2). Master Keys (per Master Key Group): Two (2). Grand Master Keys (per Grand Master Key Group): Two (2). Construction Keys (where required): Ten (10). Construction Control Keys (where required): Two (2). Permanent Control Keys (where required): Two (2).
    d. Construction Keying: Provide construction master keyed cylinders or temporary keyed construction cores where specified. Provide construction master keys in quantity as required by project Contractor. Replace construction cores with permanent cores as coordinated with the Owner.

11. MECHANICAL LOCKS AND LATCHING DEVICES:
    a. Cylindrical Locksets, Grade 1 (Extra-Heavy Duty): ANSI 156.2 Series 4000, Grade 1 certified cylindrical (bored) locksets able to withstand 300-inch pounds of torque applied to the locked lever without gaining access. Locksets to fit a standard 2 1/8" bore without the use of through-bolts. Lever handles to be made of solid material with no plastic fillers and latchbolt head to be one-piece stainless-steel construction encased within the lock body. Furnish with standard 2 3/4" backset, 1/2" throw latchbolt (3/4" at rated paired openings), and universal non-handed.

12. LOCK AND LATCH STRIKES:
    a. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.
    b. Standards: Comply with the following: Strikes for Bored Locks and Latches: BHMA A156.2. Dustproof Strikes: BHMA A156.16.

13. DOOR CLOSERS: All door closers specified herein shall meet or exceed the following criteria:
    a. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers including installation and adjusting information on inside cover.
    b. Standards: Closers to comply with UL-10C and UBC 7-2 for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
    c. Cycle Testing: Provide closers which have surpassed 10 million cycles in a test witnessed and verified by UL.
    d. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Where closers are indicated for doors required to be accessible to the physically handicapped, provide units complying with ANSI ICC/A117.1.
    e. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets. Where closers are indicated to have mechanical dead-stop, provide heavy duty arms and brackets with an integral positive stop. Where closers are indicated to have mechanical hold open, provide heavy duty units with an additional built-in mechanical holder assembly designed to hold open against normal wind and traffic conditions. Holder to be manually selectable to on-off position. Where closers are indicated to have a cushion-type stop, provide heavy duty arms and brackets with spring stop mechanism to cushion door when opened to maximum degree. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics. Provide drop plates or other accessories as required for proper mounting.
    f. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates, and through-bolt or security type fasteners as specified in the door Hardware Sets.
    g. Door Closers, Surface Mounted (Commercial Duty): ANSI/BHMA 156.4, Grade 1 certified surface mounted, institutional grade door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one-piece cast iron or aluminum alloy body construction, with adjustable backcheck, closing sweep, and latch speed control valves. Provide non-handed units standard.

14. ARCHITECTURAL TRIM: Door Protective Trim:
    a. General: Door protective trim units to be of type and design as specified below or in the Hardware Sets.
    b. Size: Fabricate protection plates (kick, armor, or mop) not more than 2" less than door width (LDW) on stop side of single doors and 1" LDW on stop side of pairs of doors, and not more than 1" less than door width on pull side. Coordinate and provide proper width and height as required where conflicting hardware dictates. Height to be as specified in the Hardware Sets. Metal Protection Plates: ANSI/BHMA A156.6 certified metal protection plates (kick, armor, or mop), beveled on four edges (B4E), fabricated from the following: Stainless Steel: 050-inch thick, with countersunk screw holes (CSK).
    c. Fasteners: Provide manufacturer's designated fastener type as specified in the Hardware Sets.

15. DOOR STOPS AND HOLDERS:
    a. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.
    b. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 certified door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.

16. FABRICATION: Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

17. FINISHES: Standard designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping..

18. ACCEPTABLE MANUFACTURERS AND PRODUCTS:

Closer, Surface	Manufacturer/Product:	Norton 8500-series
	Options:	Adj. Delayed Action Closing; Hold Open
	Cover:	Architectural metal
Cylinder	Manufacturer/Product:	by Lockset Manufacturer
	Options:	Interchangeable core
Hinges	Manufacturer/Product:	Hager BB1191 Stainless Steel/US32D Finish: with NRP option
Kickplate	Manufacturer/Product:	Rockwood K1125 Heavy Duty 12" high Stainless Steel US32D
Locksets, Cylindrical	Manufacturer/Series:	Schlage ND-series with Indicator Inside/Outside Trim
	Grade:	1
	Lever Style:	Sparta
	Options:	Satin Chrome US26D finish
Silencers	Manufacturer	Rockwood
Stop	Manufacturer/Product:	Rockwood Solid Cast Wall Stop No.403 – US26D satin chrome, concave rubber bumper

19. EXAMINATION: Examine scheduled openings, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

20. PREPARATION: Hollow Metal Doors and Frames: Comply with ANSI/DHI A115.series.

21. INSTALLATION: Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including hanging devices; locking devices; closing devices; and seals.
    a. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations: Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames". Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors". Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities". Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.
    b. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.

22. FIELD QUALITY CONTROL: Field Inspection: Supplier will perform a final inspection of installed door hardware and state in report whether work complies with or deviates from requirements, including whether door hardware is properly installed, operating and adjusted.

23. ADJUSTING: Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

24. CLEANING AND PROTECTION: Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame. Clean adjacent surfaces soiled by door hardware installation. Clean operating items as necessary to restore proper finish. and provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

25. DEMONSTRATION: Instruct Owner's maintenance personnel to adjust, operate, and maintain mechanical and electromechanical door hardware.

26. DOOR HARDWARE SCHEDULE: The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.

Hardware Groups:

Group:	01
Doors:	101
Scheduled Hardware:	
Butts:	1 ½ Pair
Lockset:	Privacy with Indicator Trim Inside/Outside
Cylinder	Interchangeable Core
Closer	
Kickplate	
Silencers	
Wall Stop	

092900 – GYPSUM BOARD

1. SUMMARY: Provide and Install gypsum board where shown on the Drawings and as specified herein.

2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.

3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 01 32 33 of these specifications..

4. INDOOR AIR POLLUTION CONTROL: VOC content in Gypsum Board Adhesives shall be limited to 50 grams per liter (less water and less exempt compounds).

5. PANEL PRODUCTS: Provide in maximum lengths available to minimize end-to-end butt joints.
    a. Abuse Resistant Gypsum Board: ASTM C 1396/C 1396M, classified for abuse resistance in accordance with ASTM C 1629. 5/8" thick, Type X. Acceptable Products: CertainTeed Gypsum; ProRoc Extra Abuse with M2Tech ; or, G-P Gypsum; ToughRoc.
    b. Preparation Coat: (for alternate to Level V skim coat: non-primer) Acceptable Product CertainTeed Gypsum; ProRoc Level V Primer/Surfacer..

6. ACCESSORIES:
    a. Metal Trim Accessories: ASTM C 1047, formed from galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized-steel sheet. For exterior trim, use accessories formed from hot-dip galvanized-steel sheet, plastic, or rolled zinc. Provide cornerbead at outside corners unless otherwise indicated. Provide LC-bead (J-bead) at exposed panel edges. Provide control joints where indicated.
    b. Joint-Treatment Materials: ASTM C 475/C 475M.
        i. Joint Tape: Paper unless otherwise recommended by panel manufacturer.
        ii. Joint Compounds: Setting-type taping compound and drying-type, ready-mixed, compounds for topping.
        iii. Skim Coat: For final coat of Level 5 finish, use setting-type, sandable topping compound.
    c. Fasteners: Screws complying with ASTM C954 or C1002.
    d. Adhesives: Liquid Nails Construction Adhesive by Macco Adhesives or equal, type as required for the material applied to.
    e. Other Materials: All other materials, not specifically described but required for a complete and proper installation of gypsum drywall, shall be as selected by the Contractor subject to approval of the Architect.

7. INSTALLATION: Install gypsum board panels in accordance with GA-216 and ASTM C840. Install all panels plumb, level, and with all vertical joints on bearing. Panels/patches smaller than 144 square inches may not be used without prior approval of Architect.
    a. Cutting: When cutting gypsum drywall is required, cut by scoring and breaking or by sawing, working from the face side. When cutting by scoring, cut through the face paper and then snap the panel back away from the cut face; then break the back paper by snapping the gypsum board in the reverse direction or by cutting the back paper. Smooth all cut ends and edges of panels as necessary to obtain a smooth joint. For cut-outs in panels for pipes, fixtures, and other small openings, make holes and cut-outs by sawing or by such other method as will not fracture the core or tear the covering and with such accuracy that plates, escutcheons, or trim will cover the edges. The use of "score-and-knockout" method will not be permitted.
    b. Fastening: Install with screw fasteners. Properly space all fasteners in careful accordance with the manufacturer's recommendations and code requirements, with heads driven slightly below the surface for proper cementing but without breaking the paper cover. Loosely butt all joints to be taped; firmly butt all joints to be left untreated. Stagger all end joints and the joints between panels to achieve a maximum of bridging and a minimum of continued joints.
    c. Ceiling: At those areas where gypsum drywall ceiling is indicated on the Drawings, and where it is possible to do so, install the ceiling prior to installing walls. Where possible, and where permitted by code, float the interior ceiling angles.

8. CONTROL JOINTS: Where not shown on the Drawings, provide control joints at wall and ceiling areas which exceed maximum areas or lengths. Install control joints at ceiling areas. Which exceed 2,500 square feet. Where continuous panel surface exceeds 50 feet in either direction. Where ceiling furring changes direction. Install control joints in wall and wall furring panels which exceed 30 feet in length. Verify placement of control joints with Architect prior to installation.

9. TAPING AND FINISHING LEVEL 5 FINISH: Control heating and ventilating during finishing operations to ensure the maintenance of 55° F. minimum temperature. Provide surface finish to the level shown on the Drawings, and as described below:
    a. First coat - Level 2 Finish: Spread compound evenly over all joints, using suitable tools designed for that purpose. Fill all joint recesses and metal trim. Center the reinforcing tape on the joint and press into the fresh compound, wiping down with sufficient pressure to remove excess compound but leaving sufficient compound under the tape for proper bond. Feather all edges and leave the surface free from blisters and tape wrinkles. Apply compound to all fastener heads, leaving flush with the adjacent surfaces. Fold reinforcing tape along its centerline and apply to all interior angles, following the same procedure as for joints.
    b. Second coat – Level 3 Finish: Lightly sand the dry compound with fine sandpaper to remove all irregularities. Apply a second coat of compound to all joints, feathering approximately three inches beyond edges of tape. Apply a second coat of compound to all fastener heads.
    c. Third coat – Level 4 Finish: Lightly sand the dry compound with fine sandpaper to remove all irregularities. Apply final skim coat, feathering out approximately two inches beyond second coat. Third coat all fastener heads and metal trim and all interior angles; allow to dry..
    d. Fourth coat – Level 5 Finish: (Smooth Finish) Lightly sand dry compound with extra-fine 220 grit sandpaper prior to primer-surfacer coat. Apply a uniform 15-20-mil coat of Primer-Surfacer product in accordance with the manufacturer's recommendations for application. After drying, inspect surfaces for irregularities. If sanding is needed, lightly sand entire wall with extra-fine 220 grit sandpaper to remove all raised paper fibers and surface irregularities.

10. CLEANING UP: Do not allow the accumulation of scraps and debris arising from the work of this Section but maintain the premises in a neat and orderly condition at all times; in the event of spilling or splashing compound onto other surfaces, immediately remove the spilled or splashed material and all trace of the residue to the approval of the Architect.

096716 – EPOXY FLOOR TOPPING

1. SUMMARY: Provide and install epoxy floor topping as shown on the Drawings and specified herein.

2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.

3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 013323 of these specifications. Submit Architectural Standard samples representative of the final finish, as applied.

4. EPOXY FLOOR TOPPING: Sikafloor MultiDur EC epoxy coating system. Sika Corporation, Industrial Flooring, 201 Polito Avenue, Lyndhurst, NJ 07071, Phone 201.933.8800, Fax 201.933.6225, www.sikafloorusa.com
    a. Resinous flooring system: Sikafloor Multidur Coating System is a solid color, high gloss, smooth, resin rich, seamless, epoxy based floor coating. Typically applied between 24 to 30 mils (0.7 to 1.5 mm) thick. System to consist of the following components:
        i. Primer: Sikafloor 161 applied between 8 – 10 mils.
        ii. Top coat: Sikafloor 264 applied between 8 - 10 mils.
        iii. 2nd Top coat: Sikafloor 264 applied between 8 – 10 mils.

5. INSTALLATION: Examine surfaces to receive flooring system. Notify General Contractor/and Owner's representative if surfaces are not acceptable. Do not begin surface preparation or application until unacceptable conditions have been corrected. Do not apply to substrate treatments for moisture, repair, or leveling not of the
    a. Prepare surface of concrete as recommended by manufacturer, clean surface of all contaminants and laitance.
    b. Do not install epoxy flooring outside of the manufacturer's recommended environmental ranges:
        i. Material Temperature: Precondition material for at least 24 hours between 65° to 75°F (18° to 24°C)
        ii. Ambient Temperature: Minimum/Maximum 50˚/85˚F (10˚/30˚C)
        iii. Substrate Temperature: Minimum/Maximum 50˚/85˚F (10˚/30˚C). Substrate temperature must be at least 5˚F (3˚C) above measured Dew Point.
        iv. Mixing and Application attempted at Material, Ambient and/or Substrate Temperature conditions less than 65˚F (18˚C) will result in a decrease in product workability and slower cure rates.
        v. Relative Ambient Humidity: Minimum ambient humidity 30%, maximum ambient humidity 75% (during application and curing)
        vi. Measure and confirm Substrate Moisture Content, Ambient Relative Humidity, Ambient and Surface Temperature and Dew Point.
    c. Substrate Moisture:
        i. content of concrete substrate must be ≤ 4% by mass as measured with a Tramex® CME/CMExpert type concrete moisture meter.
        ii. Additionally, relative humidity tests may be conducted per ASTM F2170 and values must be ≤ 85%.
        iii. If moisture content of concrete substrate is > 4% by mass as measured with Tramex® CME/CMExpert type and/or if relative humidity tests per ASTM F2170 exceed values > 85%, consider moisture mitigation systems or moisture tolerant
    d. Mix and install floor topping in strict accordance with manufacturer's Floor Topping Application Bulletin Specifications.

097726 – PLASTIC COATED WALL PANELS

1. SUMMARY: Provide and install plastic-coated wall panels where shown on the Drawings and specified herein.

2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.

3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 01 33 23 of these specifications. Accompanying the product data, submit 8" x 10" or larger samples of the full range of colors and patterns available in the plastic-coated wall panels..

4. WALL PANELS: Where "plastic-coated wall panels" are shown on the Drawings, provide the appropriate following components manufactured by the Marlite Company, or equal approved in advance by the Architect: Standard Smooth FRP and Pebbled RFP, color to be selected by Owner from full range of colors available. Standard PVC trim in full range of colors available.

5. OTHER MATERIALS: "Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

6. SURFACE CONDITIONS: Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

7. INSTALLATION: Securely install the approved products in accordance with the manufacturer's recommendations as approved by the Architect, setting all items straight, plumb, level, and true to the lines and levels shown on the Drawings. Promptly upon completion of installation, clean all exposed surfaces with methods and materials recommended by the manufacturer of the panels.

099100 – PAINTING BENJAMIN MOORE

1. SUMMARY: Provide painting as shown on the Finish Schedule in the Drawings and specified herein. The type of material to be used and the number of coats to be applied are listed in the "Painting Schedule" in Part 3.00 of this Section of these Specifications. The term "paint", as used herein, included enamels, epoxies, paints, sealers, fillers, emulsions, and other coatings, whether used as prime, intermediate, or finish coats.

2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.

3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 013323 of these specifications.

4. INDOOR AIR POLLUTANT CONTROL REQUIREMENTS:
    a. VOC Limits: Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3 of the 2016 California Green Building Standards Code, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5. MOCK-UPS: Mockups: Full-coat finish Sample of each type of coating, color, and substrate, applied where directed.

6. PROJECT CONDITIONS: The General Contractor is responsible to ensure all materials used in this Section meet current California V.O.C. (volatile organic compounds/chemicals) Regulations. The Architect shall be immediately notified of all V.O.C. conflicts. Work shall not proceed until conflicts are resolved.

7. EXTRA STOCK: Upon completion of this portion of the Work, deliver to the Owner an extra stock of one gallon of each color and gloss used in each coating material used, with all such extra stock tightly sealed in clearly labeled containers.

8. PAINT MATERIALS:
    a. Manufacturer: All paint materials selected for coating systems for each type of surface shall be the product of a single manufacturer. Paint materials listed herein, unless otherwise designated in the "Painting Schedule", are the product of Benjamin Moore and require no further approval as to manufacturer or catalog number. Equivalent products of other major paint manufacturers may be used subject to approval by the Architect of the materials list and manufacturers' recommendations required to be submitted under Article 1.03 above. Equivalent product manufacturers must provide a manufacturers product reference guide demonstrating the equivalence of the product substituted to the one specified.
    b. Compatibility: All paint materials and equipment shall be compatible in use; finish coats shall be compatible with prime coats; prime coats shall be compatible with the surface to be coated; all tools and equipment shall be compatible with the coating to be applied. Thinners, when used, shall be only those thinners recommended for that purpose by the manufacturer of the material to be thinned.
    c. Colors and glosses: All colors and glosses shall be indicated on the Painting Schedule and Finishes Schedule.

9. PREPARATION OF SURFACES, GENERAL: Prior to all surface preparation and painting operations, completely mask, remove or otherwise adequately protect all hardware, accessories, machined surfaces, plates, lighting fixtures, and similar items in contact with painted surfaces but not scheduled to receive paint. Spot prime all exposed nails and other metals which are to be painted with emulsion paints, using a primer recommended by the manufacturer of the coating system. Before applying paint or other surface treatment, thoroughly clean all surfaces involved. Schedule all cleaning and painting so that dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

10. PREPARATION OF WOOD SURFACES: Clean all wood surfaces until they are free from dirt, and all other foreign substance. Unless specifically noted to be left rough, smooth all finished wood surfaces exposed to view, using the proper sandpaper. Where so required, use varying degrees of coarseness in sandpaper to produce uniformly smooth and unmarred wood surfaces.
    a. Knots: On small, dry, seasoned knots, thoroughly scrape and clean the surface and apply one coat of good quality knot-sealer before application of the priming coat. On large, open, unseasoned knots, scrape off all pitch and thoroughly clean the area, followed by an application of one coat of good quality knot-sealer. Remove and treat all pitch surfaces as required for large knots.
    b. Dryness: Unless specifically approved by the Architect, do not proceed with the painting of wood surfaces until the moisture content of the wood is 12% or less as measured by a moisture-meter approved by the Architect.

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WMB Project No. 25-003

LICENSED ARCHITECT TIMOTHY K. MATTHEWS No. C 16982 REN. 9-30-26 STATE OF CALIFORNIA

PUBLISH HISTORY:

No.	DATE	PURPOSE
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SPECIFICATIONS

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11. PREPARATION OF METAL SURFACES:

    a. Galvanized metal: Clean all surfaces thoroughly with solvent until they are completely free from dirt, soil, and grease. Thoroughly treat the cleaned surface with phosphoric acid etch. Remove all excess etching solution and allow to dry completely before application of paint.

    b. Other metals: Thoroughly clean all surfaces until they are completely free from dirt, oil, grease and old paint. Allow to dry thoroughly before application of paint.

12. PAINT APPLICATION:

    a. General: Paint all surfaces, except glass, flat concrete, and similar items, not prefinished and not called out as unfinished. Paint all grilles and other prefinished items where the factory prefinish is not in accordance with the Painting Schedule and color selection or where a prefinished item is not the same color as the adjacent surface. Paint to match adjacent surface.

    b. Drying: Allow sufficient drying time between coats. Modify the period as recommended by the material manufacturer to suit adverse weather conditions.

    c. Environmental conditions: Comply with the manufacturer's recommendations as to environmental conditions under which the coating systems may be applied. Do not apply paint in areas where dust is being generated.

    d. Defects: Sand and dust between coats to remove all defects visible to the unaided eye from a distance of five feet.

    e. Color of undercoats: Slightly vary the color of succeeding coats.

13. INSPECTION: Do not apply additional coats until completed coat has been inspected and approved by the Architect. Only inspected and approved coats of paint will be considered in determining the number of coats applied.

14. RE-INSTALLATION OF REMOVED ITEMS: Following completion of painting in each space, promptly reinstall all items removed for painting, using only workmen skilled in the particular trade.

15. CLEANING UP: During progress of the Work, do not allow the accumulation of empty containers or other excess items except in areas specifically set aside for that purpose. Prevent accidental spilling of paint materials and, in event of such spill, immediately remove all spilled material and the waste or other equipment used to clean up the spill, and wash the surfaces to their original undamaged condition, all at no additional cost to the Owner. Upon completion of this portion of the Work visually inspect all surfaces and remove all paint and traces of paint from surfaces not scheduled to be painted.

16. PAINTING SCHEDULE:

    Apply the following finishes to the areas designated:

    Type 1: Wood, Satin,
    First Coat: Benjamin Moore 166 SuperSpec Busan Primer

    Second Coat: Benjamin Moore 448 Ultra Spec EXT Satin

    Third Coat: Benjamin Moore 8448 Ultra Spec EXT Satin

    Type 2: Metal (Galvanized), Semi-Gloss

    First Coat: Benjamin Moore P04 Acrylic Metal Primer

    Second Coat: Benjamin Moore 449 Ultra Spec EXT Gloss

    Third Coat: Benjamin Moore 449 Ultra Spec EXT Gloss

    Type 3: Metal (Ferrous), Semi-Gloss

    First Coat: Benjamin Moore P04 Acrylic Metal Primer
    Or P06 Alkyd Metal Primer

    Second Coat: Benjamin Moore 539 Ultra Spec 500 Latex Semi-Gloss

    Third Coat: Benjamin Moore 539 Ultra Spec 500 Latex Semi-Gloss

    Type 4: Interior Drywall Satin,

    First Coat: Benjamin Moore 253 SuperSpec Latex Primer Sealer

    Second Coat: Benjamin Moore 538 Ultra Spec 500 Latex Eggshell

    Third Coat: Benjamin Moore 538 Ultra Spec 500 Latex Eggshell

    Type 5: Interior Wood Stain With Clear Lacquer Sealer, Satin

    First Coat: Benjamin Moore/ Trinity Coating 234 Benwood Penetrating Stain

    Second Coat: Benjamin Moore/ Trinity Coating Water White Lacquer Sanding Sealer

    Third Coat: Benjamin Moore/ Trinity Coating Water White Lacquer Satin Finish

    Fourth Coat: Benjamin Moore/ Trinity Coating Water White Lacquer Satin Finish

101400 - SIGNAGE

1. SUMMARY: Provide and install all signage as shown on the Drawings and as specified herein.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 013323 of these specifications.
4. REGULATORY REQUIREMENTS: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and State of California Building Code (CBC)].
5. SIGNS:
    a. Interior Panel Signs:
        i. Provide signs for all rooms as indicated on the Drawings. Restroom Identification Signs: Colored plexiglas with white contrasting lettering meeting State of California standards. Color to be selected by Architect. Braille to meet State of California Regulations for braille size, height and spacing. Room Occupancy Signs: Colored plexiglas with white contrasting lettering meeting State of California standards. Color to be selected by Architect. Sign size and wording as shown on the Drawings.
6. INSTALLATION: Locate signs where indicated or directed by Architect. Install signs level, plumb, and at heights indicated, with sign surfaces free from distortion and other defects in appearance.
    a. Wall-Mounted Signs: Two-Face Tape: Mount signs to smooth, nonporous surfaces, other than vinyl. Silicone-Adhesive Mounting: Attach signs to irregular, porous, or vinyl-covered surfaces.

102800 – TOILET ACCESSORIES

1. SUMMARY: Provide and Install toilet accessories as shown on the Toilet Accessories Schedule on the Drawings and specified herein.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 013323 of these specifications.
4. MATERIALS: Stainless Steel: ASTM A 666, Type 304, No. 4 finish (satin), 0.0312-inch (0.8-mm) minimum nominal thickness unless otherwise indicated. Brass: ASTM B 19, ASTM B 16 (ASTM B 16M), or ASTM B 30. Aluminum: ASTM B 221 (ASTM B 221M), Alloy 6063-T6 or 6463-T6. Sheet Steel: ASTM A 1008/A 1008M, 0.0359-inch (0.9-mm) minimum nominal thickness. Galvanized-Steel Sheet: ASTM A 653/A 653M, G60 (Z180). Chromium Plating: ASTM B 456, Service Condition Number SC 2 (moderate service). Baked-Enamel Finish: Factory-applied, gloss-white, baked-acrylic-enamel coating. Tempered Glass: ASTM C 1048, Kind FT (fully tempered). Mirrors: ASTM C 1503, Mirror Glazing Quality, clear-glass mirrors, nominal 6.0 mm thick. Galvanized-Steel Mounting Devices: ASTM A 153/A 153M, hot-dip galvanized after fabrication. Fasteners: Screws, bolts, and other devices of same material as accessory unit, tamper and theft resistant when exposed, and of galvanized steel when concealed. Keys: Provide universal keys for internal access to accessories for servicing and resupplying. Provide minimum of six keys to Architect.
5. TOILET ACCESSORIES: Basis of design shall be Bobrick or equal approved in advance of bid by Owner's Representative. All toilet accessories shall be as scheduled on the Drawings.
6. FASTENINGS: All toilet accessories shall be complete with all required fastenings for installation on the wall surface and structure to be mounted to, and all fastenings shall harmonize with the item being fastened.
7. INSTALLATION: Install all toilet accessories where indicated on the Drawings and in full accordance with the manufacturer's recommendations, anchoring all components fully in place for long life under hard use. Install accessories using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated. Install grab bars to withstand a downward load of at least 250 lbf (1112 N), when tested according to method in ASTM F 446. Adjust accessories for unencumbered, smooth operation and verify that mechanisms function properly. Replace damaged or defective items. Remove temporary labels and protective coatings.

104413 – FIRE EXTINGUISHERS AND CABINETS

1. SUMMARY: Provide and install hand portable fire extinguishers and metal cabinets as shown on the Drawings and specified herein.
2. GENERAL REQUIREMENTS: This Section shall be performed in accordance with the General Conditions, Supplementary Conditions and all Sections in Division 1 of these Specifications. These documents must be read with the other Contract Documents and Sections as a whole to complete the intent of the contract.
3. SUBMITTALS: Make submittals to the Architect in accordance with the provisions of Section 013323 of these specifications. Provide literature and/or drawings of fire extinguisher cabinets including lettering, colors and finish.
4. FIRE EXTINGUISHERS: All fire extinguishers shall have a minimum UL rating of 2A:10BC and shall be Potter-Roemer Inc., Model #3005, or an equal approved in advance by the Architect.
5. MOUNTING BRACKETS: Manufacturer's steel, designed to secure fire extinguishers to wall or structure, of sizes required for fire extinguishers indicated, with plated or baked enamel finish.
6. SURFACE CONDITIONS: Coordinate with all other trades as required to ensure proper and adequate provision in framing and wall covering for the installation of the recessed cabinets in the locations required. Prior to installation, inspect all cabinet recesses and verify that all necessary provisions have been made. In the event of discrepancy, immediately notify the Architect. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.
7. INSTALLATION: Install the firefighting devices where indicated on the Drawings and in full accordance with all pertinent regulations and the manufacturer's recommendations, setting the top of the cabinet as shown on the Drawings, anchoring all components firmly in place for long life under hard use.
8. SERVICE: Determine the approximate completion date of the Work and then inspect, charge, and tag the fire extinguishers at a date not more than ten days before actual completion date of the work.

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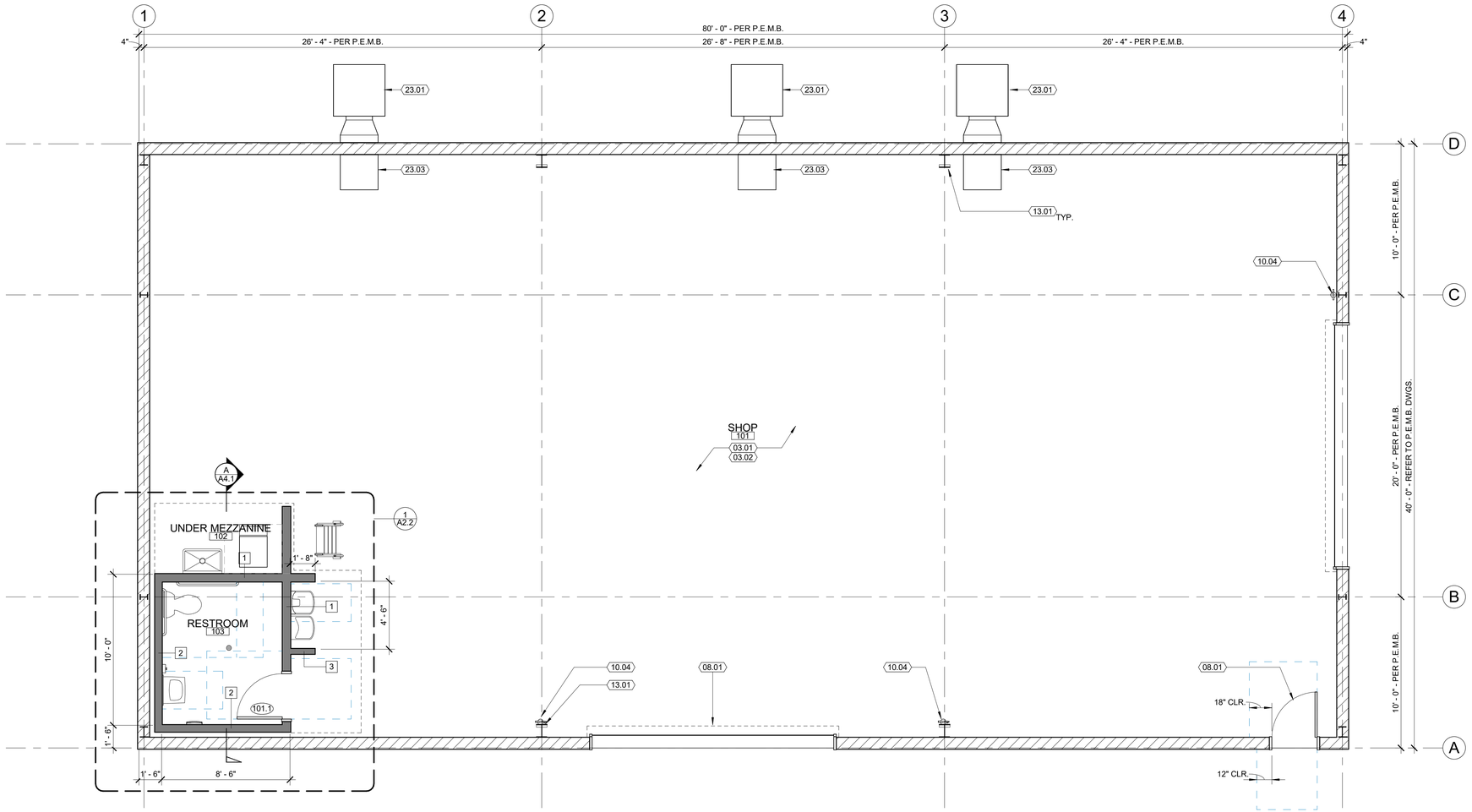
WALL SCHEDULE

NO.	CORE	INSUL.	WALLBOARD	EXTENT	DETAILS HEAD	DETAILS SILL	F.R.
1	2x6 D.F. STUDS @ 16" O.C.	ACOUST. F.G. BATT.	5/8" GYP. BD. BOTH SIDES [1][2]	CORE, INSUL. & WALLBD. TO UNDERSIDE OF FLOOR FRAMING	A / A6.1	B / A6.1	-
2	2x6 D.F. STUDS @ 16" O.C.	ACOUST. F.G. BATT.	5/8" GYP. BD. ONE SIDE [1][2]	CORE, INSUL. & WALLBD. TO UNDERSIDE OF FLOOR FRAMING	A / A6.1	B / A6.1	-
3	2x4 D.F. STUDS @ 16" O.C.	ACOUST. F.G. BATT.	5/8" GYP. BD. BOTH SIDES [2]	CORE, INSUL. & WALLBD. TO UNDERSIDE OF FLOOR FRAMING	A / A6.1	B / A6.1	-

[1] INTERIOR SHEAR PLY NOT INDICATED - COORDINATE LOCATIONS w/ STRUCTURAL DRAWINGS
[2] PROVIDE MOISTURE-RESISTANT GYP. BD. AT ALL WET LOCATIONS AND/OR TO RECEIVE WALL TILE - REF. A6.2

LEGEND

- P.E.M.B. WALL BY OTHERS
- ARCHITECTURAL WALL
- [1] WALL TYPE - REF. SCHEDULE THIS SHEET
- (101.1) DOOR NUMBER - REF. A6.2 FOR SCHEDULE
- ALIGN ADJACENT FINISH SURFACES
- DIMENSION TO FACE OF STRUCTURE
- DIMENSION TO CENTER OF STRUCTURE
- DIMENSION TO FACE OF FINISH
- DOOR PUSH / PULL CLEARANCES - REF. E / T3.1



GENERAL NOTES

1. REFER TO SHEET T3.1 FOR POSTED SIGNAGE
2. GRID LINES ARE PER P.E.M.B. DRAWINGS AND SHOWN FOR COORDINATION PURPOSES ONLY

KEYNOTES

03.01 REINFORCED CONCRETE SLAB ov/ GRAVEL, PER STRUCT. DWGS.
03.02 CONRETE SEALER, PER FINISH SCHEDULE AND SPECIFICATIONS
08.01 DOOR, BY P.E.M.B.
10.04 PORTABLE FIRE EXTINGUISHER w/ WALL MTD. BRACKET - CONFIRM LOCATION w/ FIRE MARSHAL PRIOR TO INSTALLATION
13.01 PRE-ENGINEERED METAL BUILDING FRAME - PER P.E.M.B. DRAWINGS
23.01 HVAC EQUIPMENT - REF. MECH. DWGS.
23.03 HVAC DUCTWORK - EXPOSED - PAINT - REF. MECH. DWGS.

FLOOR PLAN

1/4" = 1'-0"

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FLOOR PLAN

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WALL SCHEDULE

NO.	CORE	INSUL.	WALLBOARD	EXTENT	DETAILS HEAD	DETAILS SILL	F.R.
1	2x6 D.F. STUDS @ 16" O.C.	ACOUST. F.G. BATT.	5/8" GYP. BD. BOTH SIDES [1][2]	CORE, INSUL. & WALLBD. TO UNDERSIDE OF FLOOR FRAMING	A / A6.1	B / A6.1	-
2	2x6 D.F. STUDS @ 16" O.C.	ACOUST. F.G. BATT.	5/8" GYP. BD. ONE SIDE [1][2]	CORE, INSUL. & WALLBD. TO UNDERSIDE OF FLOOR FRAMING	A / A6.1	B / A6.1	-
3	2x4 D.F. STUDS @ 16" O.C.	ACOUST. F.G. BATT.	5/8" GYP. BD. BOTH SIDES [2]	CORE, INSUL. & WALLBD. TO UNDERSIDE OF FLOOR FRAMING	A / A6.1	B / A6.1	-

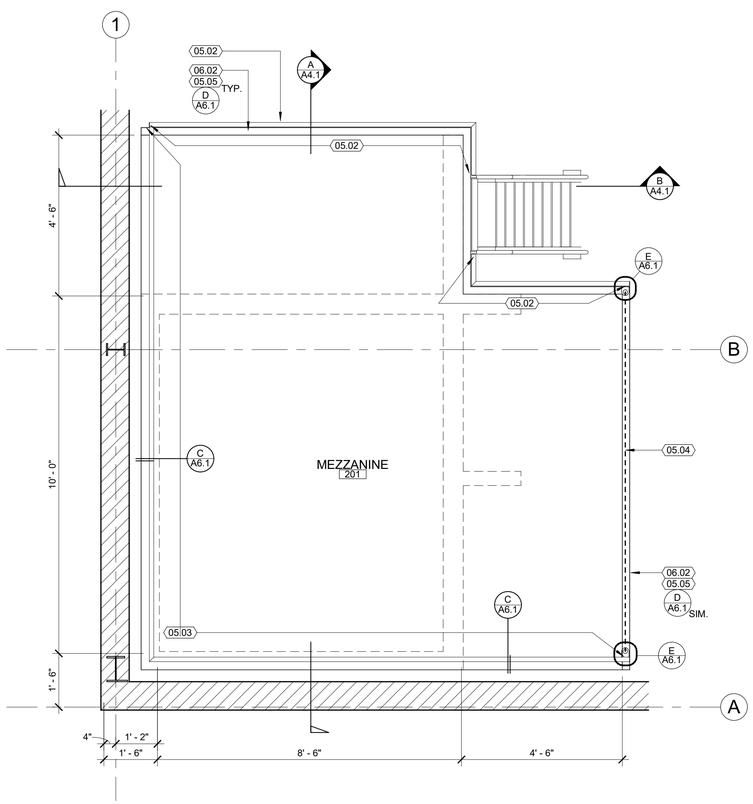
[1] INTERIOR SHEAR PLY NOT INDICATED - COORDINATE LOCATIONS w/ STRUCTURAL DRAWINGS
[2] PROVIDE MOISTURE-RESISTANT GYP. BD. AT ALL WET LOCATIONS AND/OR TO RECEIVE WALL TILE - REF. A6.2

LEGEND

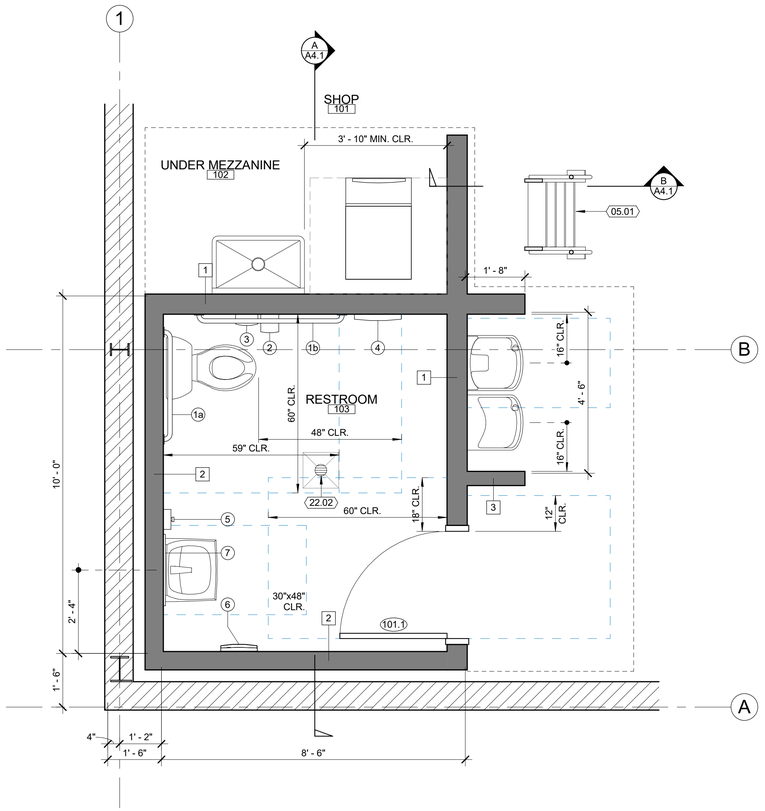
- DIMENSION TO FACE OF STRUCTURE
- DIMENSION TO CENTER OF STRUCTURE OR ELEMENT
- DIMENSION TO FACE OF FINISH
- (1) RESTROOM ACCESSORY NO. - REF. SCHEDULE

GENERAL NOTES

1. REFER TO SHEET T3.1 FOR POSTED SIGNAGE
2. REFER TO SHEET T3.1 FOR MOUNTING HEIGHTS, CLEARANCES, AND ADDITIONAL REQUIREMENTS FOR ACCESSIBILITY
3. PROVIDE ADEQUATE WALL BLOCKING FOR WALL-MOUNTED ACCESSORIES PER DETAIL B / A6.1
4. PLUMBING FIXTURES SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO PLUMBING DRAWINGS FOR FIXTURE SPECIFICATIONS.



2 MEZZANINE PLAN
1/2" = 1'-0"



1 RESTROOM PLAN
1/2" = 1'-0"

KEYNOTES

05.01 SHIP'S LADDER AT 75 DEGREE ANGLE - ATTACH PER MANUFACTURER'S INSTRUCTIONS - REFER TO STRUCTURAL DRAWINGS FOR BLOCKING SUPPORT AT MEZZANINE PLATFORM

05.02 STEEL PIPE GUARD RAILING - 1-1/2" DIA. TOP RAIL - 42" MIN. FROM WALKING SURFACE TO TOP OF TOP RAIL - INTERMEDIATE RAILS SHALL NOT ALLOW A SPHERE OF 4" DIA. TO PASS THROUGH - PAINT

05.03 STEEL PIPE RAILING - 1-1/2" DIA. TOP RAIL - 42" MIN. FROM WALKING SURFACE TO TOP OF TOP RAIL - INTERMEDIATE RAILS AT 6" AND 26" ABOVE WALKING SURFACE - PROVIDE WELDED PLATE CLOSURE AT BOTTOM RAIL PER DETAIL - PAINT

05.04 SUSPENDED CHAIN BETWEN TWO RAILINGS AT LOADING SIDE OF MEZZANINE

05.05 2"x2"x1/4" STEEL ANGLE AT TOP EDGE OF WOOD FASCIA - REFER TO DETAIL - PAINT

06.02 3x10 FASCIA ov/ RIM JOIST PER STRUCTURAL DWGS. - PAINT

22.02 FLOOR DRAIN - SLOPE TO DRAIN @ 1/4:12 MAX. WITHIN 12" OF DRAIN - REF. STRUCTURAL AND PLUMBING DWGS.

RESTROOM ACCESSORIES

NO.	ITEM	TYPE	MANUFACTURER	MODEL
1a	GRAB BAR	SURFACE MOUNTED	BOBRICK	B-6806 x 36
1b	GRAB BAR	SURFACE MOUNTED	BOBRICK	B-6806 x 48
2	TOILET TISSUE DISPENSER	SURFACE MOUNTED	BOBRICK	B-4288
3	SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED	BOBRICK	B-270
4	TOILET SEAT COVER DISPENSER	SURFACE MOUNTED	BOBRICK	B-4221
5	SOAP DISPENSER	SURFACE MOUNTED	BOBRICK	B-4112
6	PAPER TOWEL DISPENSER & WASTE (SMALL)	RECESSED	BOBRICK	B-4369
7	FRAME MIRROR	SURFACE MOUNTED	BOBRICK	B-165 2436

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ENLARGED PLANS

A2.2

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WALL SCHEDULE

NO.	CORE	INSUL.	WALLBOARD	EXTENT	DETAILS HEAD	DETAILS SILL	F.R.
1	2x6 D.F. STUDS @ 16" O.C.	ACOUST. F.G. BATT.	5/8" GYP. BD. BOTH SIDES [1][2]	CORE, INSUL. & WALLBD. TO UNDERSIDE OF FLOOR FRAMING	A / A6.1	B / A6.1	-
2	2x6 D.F. STUDS @ 16" O.C.	ACOUST. F.G. BATT.	5/8" GYP. BD. ONE SIDE [1][2]	CORE, INSUL. & WALLBD. TO UNDERSIDE OF FLOOR FRAMING	A / A6.1	B / A6.1	-
3	2x4 D.F. STUDS @ 16" O.C.	ACOUST. F.G. BATT.	5/8" GYP. BD. BOTH SIDES [2]	CORE, INSUL. & WALLBD. TO UNDERSIDE OF FLOOR FRAMING	A / A6.1	B / A6.1	-

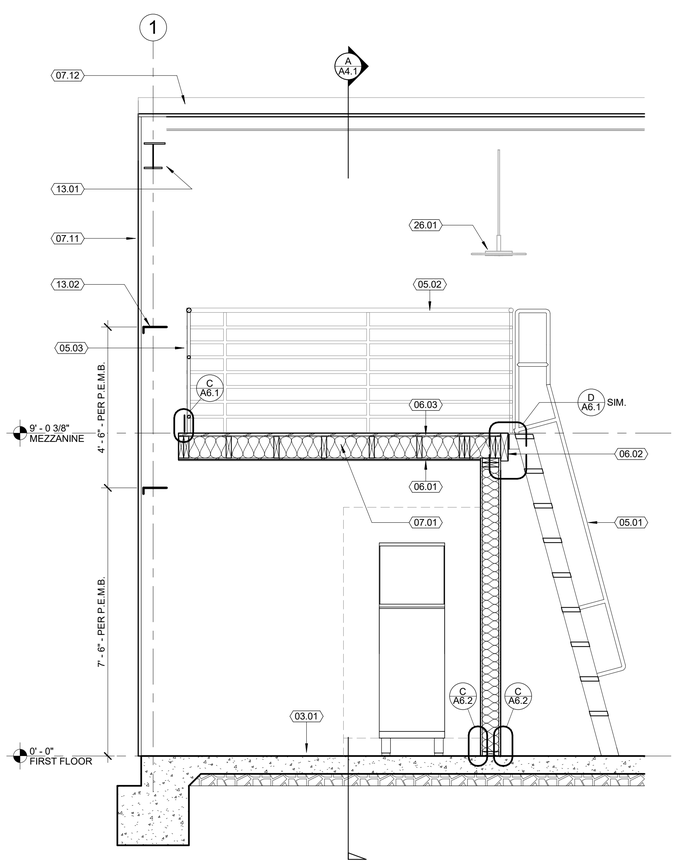
[1] INTERIOR SHEAR PLY NOT INDICATED - COORDINATE LOCATIONS w/ STRUCTURAL DRAWINGS
[2] PROVIDE MOISTURE-RESISTANT GYP. BD. AT ALL WET LOCATIONS AND/OR TO RECEIVE WALL TILE - REF. A6.2

LEGEND

X1 WALL TYPE - REF. SCHEDULE THIS SHEET

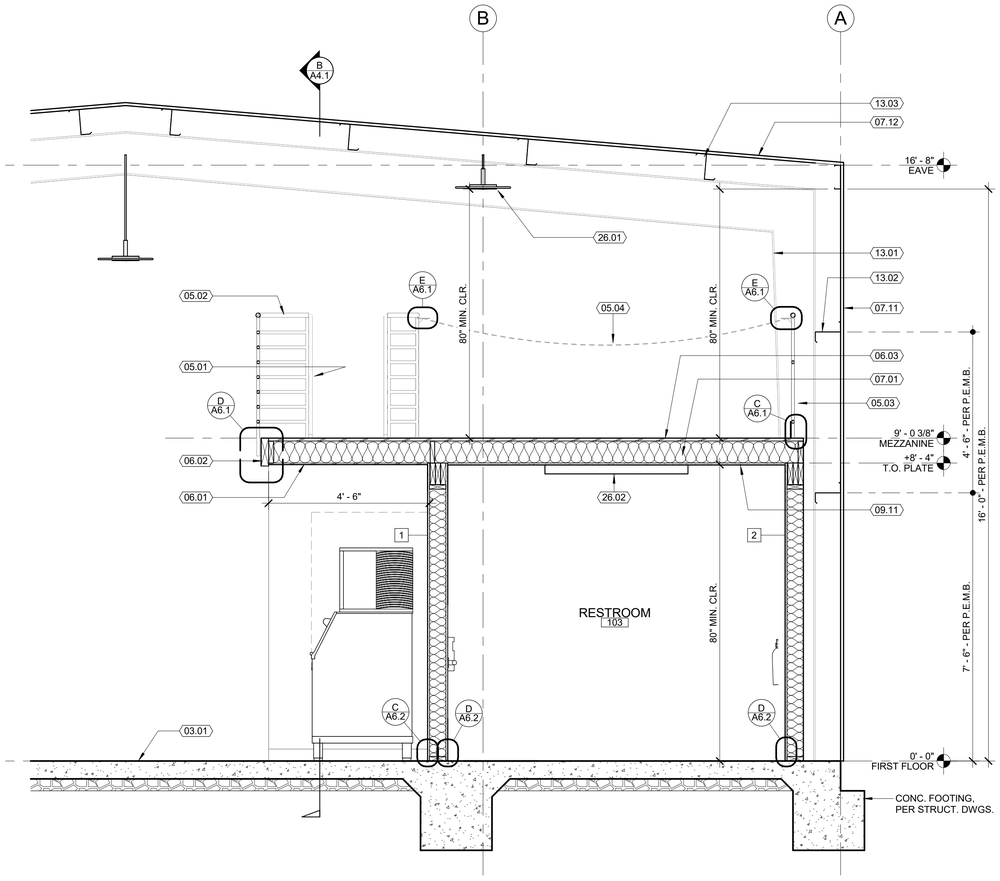
KEYNOTES

03.01 REINFORCED CONCRETE SLAB ov/ GRAVEL, PER STRUCT. DWGS.
05.01 SHIP'S LADDER AT 75 DEGREE ANGLE - ATTACH PER MANUFACTURER'S INSTRUCTIONS - REFER TO STRUCTURAL DRAWINGS FOR BLOCKING SUPPORT AT MEZZANINE PLATFORM
05.02 STEEL PIPE GUARD RAILING - 1-1/2" DIA. TOP RAIL - 42" MIN. FROM WALKING SURFACE TO TOP OF TOP RAIL - INTERMEDIATE RAILS SHALL NOT ALLOW A SPHERE OF 4" DIA. TO PASS THROUGH - PAINT
05.03 STEEL PIPE RAILING - 1-1/2" DIA. TOP RAIL - 42" MIN. FROM WALKING SURFACE TO TOP OF TOP RAIL - INTERMEDIATE RAILS AT 6" AND 26" ABOVE WALKING SURFACE - PROVIDE WELDED PLATE CLOSURE AT BOTTOM RAIL PER DETAIL - PAINT
05.04 SUSPENDED CHAIN BETWEN TWO RAILINGS AT LOADING SIDE OF MEZZANINE
06.01 NON-STRUCTURAL 1/2" PLYWOOD AT BOTTOM OF FLOOR JOISTS - PAINT
06.02 3x10 FASCIA ov/ RIM JOIST PER STRUCTURAL DWGS. - PAINT
06.03 PLYWOOD DECK ov/ JOISTS PER STRUCT. DWGS.
07.01 FILL CEILING CAVITY w/ R-19 F.G. BATT INSULATION
07.11 WALL PANEL BY METAL BUILDING MANUFACTURER
07.12 ROOF PANEL BY METAL BUILDING MANUFACTURER
09.11 5/8" GYP. BD. ov/ CEILING JOISTS PER STRUCTURAL DWGS. - PAINT
13.01 PRE-ENGINEERED METAL BUILDING FRAME - PER P.E.M.B. DRAWINGS
13.02 HORIZONTAL GIRT - PER P.E.M.B. DRAWINGS.
13.03 PURLIN - PER P.E.M.B. DRAWINGS
26.01 PENDANT LIGHT FIXTURE - REF. ELECTRICAL DWGS.
26.02 SURFACE-MOUNTED LIGHT FIXTURE - REF. ELECTRICAL DWGS.



WALL SECTION B

1/2" = 1'-0"



WALL SECTION A

1/2" = 1'-0"

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No. C 16922
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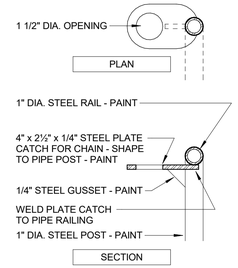
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WALL SECTIONS

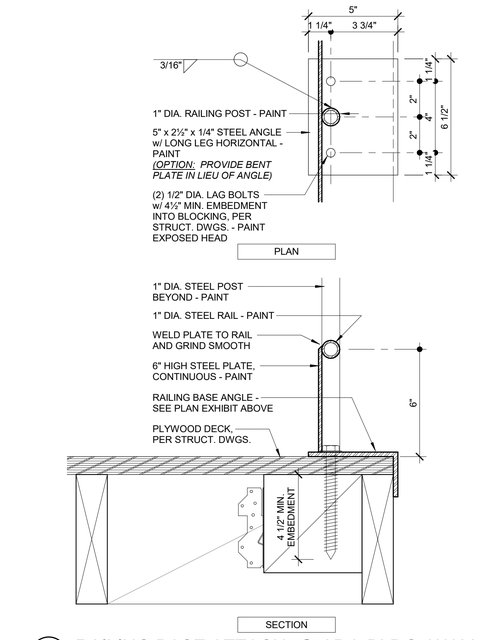
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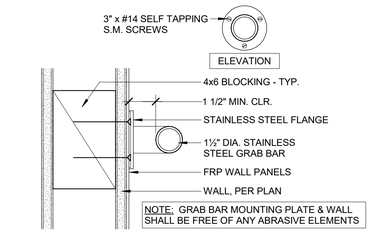
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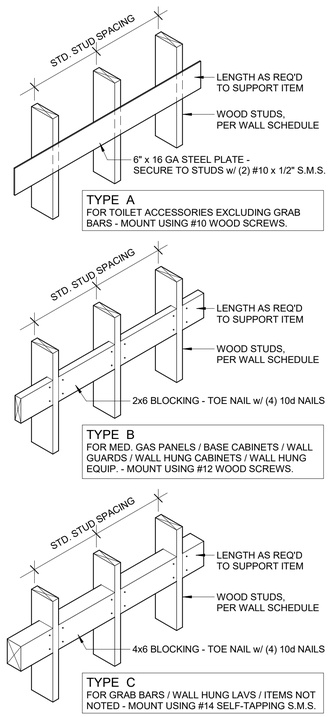
E CHAIN CATCH
3" = 1'-0"



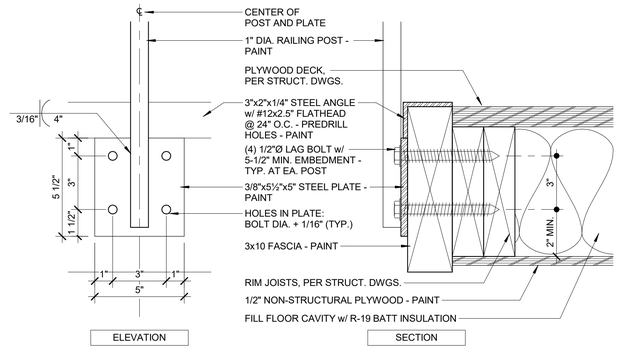
C RAILING BASE ATTACH. @ ADJ. BLDG. WALL
3" = 1'-0"



A GRAB BAR ATTACHMENT
3" = 1'-0"



B TYP. BACKING PLATES
3/4" = 1'-0"



D FASCIA AND RAILING AT MEZZANINE
3" = 1'-0"

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DETAILS

A6.1

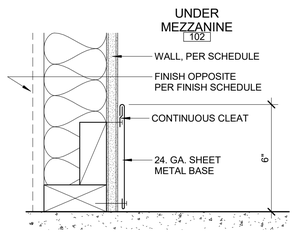
[redacted]

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ROOM FINISH SCHEDULE

ROOM		FINISHES				WALL / CLG. CLASS		
NO.	NAME	FLOOR	BASE	WALL	CEILING	OCC.	MIN. CLASS*	COMMENTS
101	SHOP	CC1	-	-	-	S-1	C	
102	UNDER MEZZANINE	CC1	B2	P2	P2	S-1	C	DO NOT APPLY NOTED FINISHES TO METAL BUILDING
103	RESTROOM	EPX1	B1	FRP1	P1	S-1	C	
201	MEZZANINE	WS1	-	-	-	S-1	C	

* FINISH MATERIAL CLASSIFICATION IN ACCORDANCE WITH ASTM E84 OR UL 723. BUILDING IS NON-SPRINKLERED.



C SHEET METAL WALL BASE
3" = 1'-0"

FINISHES LEGEND

CONCRETE
CC1 - SEALED CONCRETE

EPOXY
EPX1 - SIKAFLOOR MULTIDUR EC - COLOR: TRAFFIC GRAY

WOOD SEALER
WS1 - BENJAMIN MOORE - BENWOOD 423 LOW LUSTRE

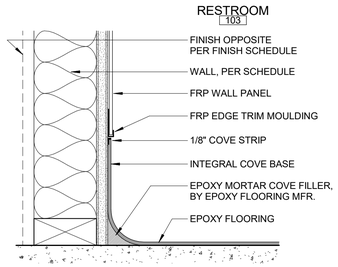
BASE
B1 - 6" INTEGRAL EPOXY COVE BASE

B2 - 6" SHEET METAL BASE

PAINT
P1 - *RESTROOM CEILING*
DUNN-EDWARDS - COLOR: DEHW08 CLASSIC WHTIE

P2 - *WALLS, HOLLOW METAL DOORS AND FRAMES*
DUNN-EDWARDS - COLOR: DE6374 SILVER POLISH

FIBERGLASS REINFORCED PANEL
FRP1 - FRP PANEL FULL-HEIGHT - MARLITE P430N MEDIUM GREY



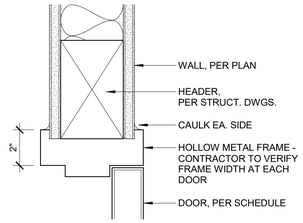
D EPOXY WALL BASE
3" = 1'-0"

PRODUCT & MATERIAL REQUIREMENTS FOR INDOOR POLLUTANT CONTROL

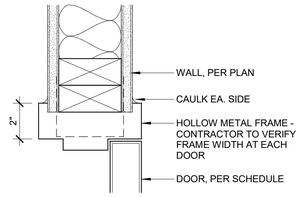
1. ALL MATERIALS, ADHESIVES, COATINGS, AND SEALANTS SHALL COMPLY WITH V.O.C. LIMITATIONS SET FORTH BY THE LOCAL AIR POLLUTION CONTROL DISTRICT OR CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 11 (CALGREEN BUILDING STANDARDS), WHICHEVER IS MORE RESTRICTIVE.
2. ALL CARPET MATERIALS SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF THE CARPET & RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR EQUIVALENT CRITERIA SET FORTH IN CALIFORNIA CALGREEN BUILDING STANDARDS.
3. A MINIMUM OF 50% OF RESILIENT FLOORING SHALL COMPLY WITH THE V.O.C. EMISSION LIMITS DEFINED IN 2009 COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) CRITERIA AND LISTED ON ITS LOW-EMITTING MATERIALS LIST OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE FLOORSCORE PROGRAM.
4. ALL HARDWOOD COMPOSITE WOOD PRODUCTS (PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD) SHALL MEET THE MAXIMUM FORMALDEHYDE EMISSIONS LIMITATIONS AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) BY THE DATES SPECIFIED IN THOSE SECTIONS.
5. ARCHITECT HAS MADE EVERY REASONABLE ATTEMPT TO CONFIRM THAT PRODUCTS SPECIFIED IN THESE DOCUMENTS COMPLY WITH ABOVE-LISTED REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR, VENDOR, AND/OR MANUFACTURER TO NOTIFY THE ARCHITECT THROUGH THE GENERAL CONTRACTOR OF ANY NON-COMPLIANT PRODUCT OR MATERIAL SPECIFIED BY THE ARCHITECT PRIOR TO BID DUE DATE.
6. CONTRACTOR SHALL PROVIDE PRODUCT/MATERIAL COMPLIANCE DOCUMENTATION WITH SUBMITTAL DOCUMENTS AS REQUIRED BY SPECIFICATION SECTION 013323. CONTRACTOR SHALL SUBMIT COMPLIANCE DOCUMENTATION TO THE JURISDICTION HAVING AUTHORITY UPON ACCEPTANCE BY ARCHITECT.

DOOR SCHEDULE

	HDWR	SIZE		PANEL						FRAME			FIRE	DETAILS			
NO.	SET	WIDTH	HEIGHT	TYPE	THK	MATERIAL	GLASS	FINISH	COLOR	MATERIAL	FINISH	COLOR	RATING	HEAD	JAMB	THD.	COMMENTS
101.1	1	3' - 0"	7' - 0"	F	1 3/4"	H.M.	-	PAINT	P2	H.M.	PAINT	P2	-	A	B	-	

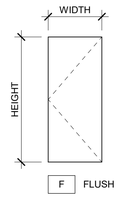


A H.M. INT. DOOR HEAD
3" = 1'-0"



B H.M. INT. DOOR JAMB
3" = 1'-0"

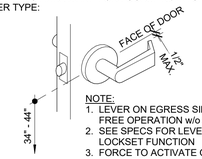
DOOR PANEL TYPES



F FLUSH

GENERAL NOTES

1. MAXIMUM VERTICAL OFFSET AT DOOR THRESHOLD SHALL BE 1/4" VERTICAL OR 1/2" IF BEVELED - REFER TO THRESHOLD DETAIL(S).
2. ALL DOORS THAT ARE PART OF THE MEANS OF EGRESS SHALL BE EQUIPPED WITH HARDWARE THAT OPENS THE DOOR FROM THE INTERIOR WITHOUT SPECIAL KNOWLEDGE, EFFORT, OR A KEY.
3. MAXIMUM DOOR OPENING EFFORT SHALL BE 5# AT NON-RATED DOORS AND 15# AT FIRE RATED DOORS.
4. DOOR CLOSERS SHALL BE ADJUSTED SO THAT, FROM A POSITION OF 90° OPEN, THE TIME TO MOVE TO 12° OPEN IS 5 SECONDS MINIMUM.
5. ALL FIRE RATED DOORS SHALL BE SELF-CLOSING, SELF-LATCHING, LISTED AND LABELED BY TESTING AGENCY, AND SHALL HAVE SMOKE SEALS. EXIT DEVICES ON FIRE RATED DOORS SHALL BE FIRE RATED WITHOUT DOGGING CAPABILITY.
6. SEE SPECIFICATIONS FOR DOOR HARDWARE SETS AND PRODUCTS.
7. ALL GLASS IN DOOR PANELS TO BE TEMPERED.
8. ALL GLAZING MATERIAL IN FIRE RATED DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH NFPA 257 OR UL 9, INCLUDING THE HOSE STREAM TEST (GLAZING IN 20-MINUTE FIRE DOOR ASSEMBLIES SHALL BE EXEMPT FROM THE HOSE STREAM TEST).
9. REFER TO FINISHES LEGEND THIS SHEET FOR FINISH CODE LEGEND
10. SCHEDULED DETAILS REFER TO DETAILS ON THIS SHEET U.O.N.
11. OPERATING HARDWARE FOR LOCKSETS/LATCHSETS SHALL BE LEVER TYPE:



NOTE:
1. LEVER ON EGRESS SIDE SHALL PROVIDE FREE OPERATION w/o USE OF KEY
2. SEE SPECS FOR LEVER TYPE AND LOCKSET FUNCTION
3. FORCE TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.

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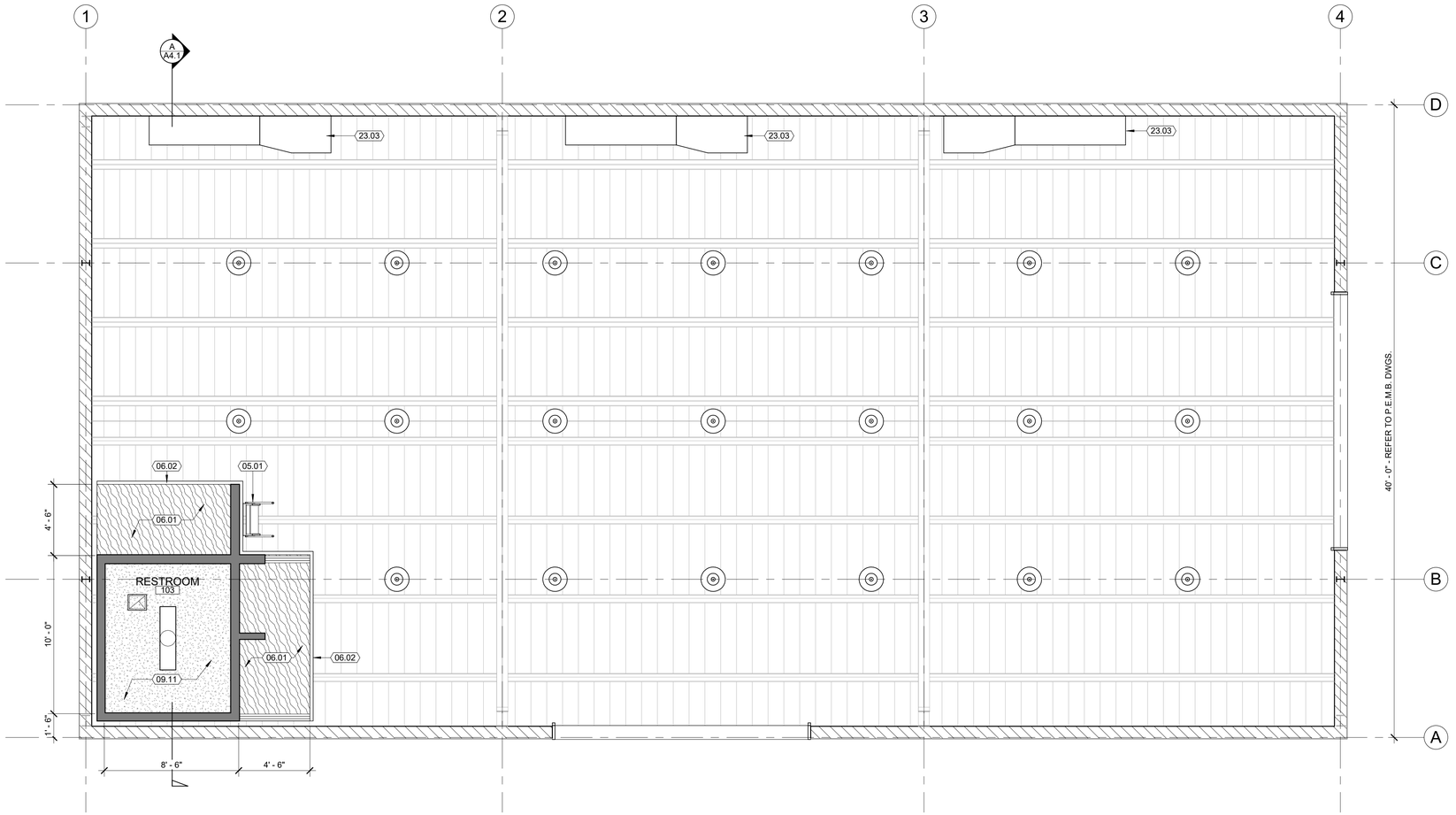
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DOOR + FINISHES SCHEDULES

A6.2

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REFLECTED CEILING PLAN

1/4" = 1'-0"

LEGEND

- 5/8" GYP. BD. ov/ JOISTS PER STRUCT. DWGS.
- PLYWOOD ov/ JOISTS PER STRUCT. DWGS.
- SURFACE-MOUNTED LIGHT FIXTURE - REF. ELECTRICAL DWGS.
- PENDANT LIGHT FIXTURE - REF. ELECTRICAL DWGS.
- EXHAUST GRILLE - REF. MECHANICAL DWGS.

GENERAL NOTES

1. MECHANICAL GRILLES AND ELECTRICAL FIXTURES SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MECHANICAL AND ELECTRICAL SHEETS FOR MORE INFORMATION.

KEYNOTES

05.01 SHIP'S LADDER AT 75 DEGREE ANGLE - ATTACH PER MANUFACTURER'S INSTRUCTIONS - REFER TO STRUCTURAL DRAWINGS FOR BLOCKING SUPPORT AT MEZZANINE PLATFORM
06.01 NON-STRUCTURAL 1/2" PLYWOOD AT BOTTOM OF FLOOR JOISTS - PAINT
06.02 3x10 FASCIA ov/ RIM JOIST PER STRUCTURAL DWGS. - PAINT
09.11 5/8" GYP. BD. ov/ CEILING JOISTS PER STRUCTURAL DWGS. - PAINT
23.03 HVAC DUCTWORK - EXPOSED - PAINT - REF. MECH. DWGS.

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REFLECTED CEILING PLAN

A9.1

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STRUCTURAL ABBREVIATIONS

@	AT	IBC	INTERNATIONAL BUILDING CODE
∠	ANGLE	ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
AB	ANCHOR BOLTS		
ABV	ABOVE	ICC	INTERNATIONAL CODE COUNCIL
AC	ASPHALTIC CONCRETE	ID	INSIDE DIAMETER
ACI	AMERICAN CONCRETE INSTITUTE	IN (")	INCH
ADDNL	ADDITIONAL	INTR	INTERIOR
AFF	ABOVE FINISH FLOOR	INFO	INFORMATION
AGG	AGGREGATE	JST	JOIST
AISC	AMERICAN INSTITUTE FOR STEEL CONSTRUCTION	JT	JOINT
AISI	AMERICAN IRON AND STEEL INSTITUTE	LG	LONG
ALT	ALTERNATE	LGTH	LENGTH
ALUM	ALUMINUM	LL	LIVE LOAD
APA	THE ENGINEERED WOOD ASSOCIATION	LLH	LONG LEG HORIZONTAL
APPROX	APPROXIMATE	LLV	LONG LEG VERTICAL
ARCH	ARCHITECT/ ARCHITECTURAL	LONG	LONGITUDINAL
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	LRFD	LOAD AND RESISTANCE FACTOR DESIGN
ASD	ALTERNATE STRESS DESIGN		
AWS	AMERICAN WELDING SOCIETY	LS	LAG SCREW
BEV	BEVELED	LSL	LAMINATED STRAND VENEER
BLW	BELOW	LVL	LAMINATED VENEER LUMBER
BLDG	BUILDING	LW	LIGHT WEIGHT
BLK	BLOCK	LWC	LIGHT WEIGHT CONCRETE
BLKG	BLOCKING	MAS	MASONRY
BM	BEAM	MAX	MAXIMUM
BN	BOUNDARY NAILING	MB	MACHINE BOLT
BC	BOTTOM CHORD	MCJ	MASONRY CONTROL JOINT
BOC	BOTTOM OF CONCRETE	MECH	MECHANICAL
BOF	BOTTOM OF FOOTING/ FOUNDATION	MEZZ	MEZZANINE
BOTT	BOTTOM	MFR	MANUFACTURER
BRCG	BRACING	MIN	MINIMUM
BRG	BEARING	MISC	MISCELLANEOUS
BRG PL	BEARING PLATE	MLB	MICROLAM BEAM
BRKT	BRACKET	MRD	METAL ROOF DECK
BTWN	BETWEEN	MTL	METAL
BYD	BEYOND	(N)	NEW CONDITION
C	CAMBER	NF	NEAR FACE
CBC	CALIFORNIA BUILDING CODE	NHR	NO HOLDOWN REQUIRED
CC	CENTER TO CENTER	NIC	NOT IN CONTRACT
CE	CIVIL ENGINEER	NO (#)	NUMBER OR POUNDS
CG	CENTER OF GRAVITY	NOM	NOMINAL
CIP	CAST IN PLACE	NSG	NON SHRINK GROUT
CJ	CONSTRUCTION JOINT/ CONTROL JOINT	NTS	NOT TO SCALE
CLG	CEILING	NWC	NORMAL WEIGHT CONCRETE
℄	CENTER LINE	O/	OVER
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
COL	COLUMN	OH	OPPOSITE HAND
CONC	CONCRETE	OPG	OPENING
CONN	CONNECTION	OSB	ORIENTED STRAND BOARD
CONT	CONTINUOUS	OWJ	OPEN WEB JOIST
CRSI	CONCRETE REINFORCING STEEL INSTITUTE	PC	PIECE/ PILE CAP
CIP	COMPLETE PENETRATION	PCC	PRECAST CONCRETE
CTR	CENTER	PERP	PERPENDICULAR
CTRD	CENTERED	ℙ	PLATE
DBL	DOUBLE	PLWD	PLYWOOD
DEPR	DEPRESSED	PLF	POUNDS PER LINEAR FOOT
DF	DOUGLAS FIR	PN	PERIMETER NAILING
DIA (Ø)	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIAG	DIAGONAL	PSI	POUNDS PER SQUARE INCH
DIM	DIMENSION	PSL	PARALLAM STRAND LUMBER
DIR	DIRECTION	PT	PRESSURE TREATED/ POINT
DL	DEAD LOAD	PTDF	PRESSURE TREATED DOUG FIR
DN	DOWN	R	RADIUS
DSA	DIVISION OF THE STATE ARCHITECT	REINF	REINFORCING
DTL	DETAIL	REQ	REQUIRED
DWG	DRAWING	RET	RETURN
(E)	EXISTING CONDITION	RETG	RETAINING
EA	EACH	RS	ROUGH SAWN
EF	EACH FACE	SAD	SEE ARCHITECTURAL DRWG'S.
EJ	EXPANSION JOINT	SC	SLIP CRITICAL
ELEV	ELEVATION	SCHED	SCHEDULE
EN	EDGE NAIL	SCL	STRUCTURAL COMPOSITE LUMBER
EOS	EDGE OF SLAB	SE	STRUCTURAL ENGINEER
EOR	ENGINEER OF RECORD	SEIS JT	SEISMIC JOINT
EQ (=)	EQUAL	SHTG	SHEATHING
ES	EACH SIDE	SIM	SIMILAR
EW	EACH WAY	SJ	SHRINKAGE JOINT
EW EF	EACH WAY EACH FACE	SLH	SHORT LEG HORIZONTAL
EB	EXPANSION BOLT	SLV	SHORT LEG VERTICAL
EXTR	EXTERIOR	SM	SHEET METAL
FAB	FABRICATE	SMS	SHEET METAL SCREWS
f'c	MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE	SOG	SLAB ON GRADE
		SP	STRUCTURAL PLYWOOD
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FF	FINISH FLOOR	SQ	SQUARE
FFE	FINISH FLOOR ELEVATION	SS	STAINLESS STEEL
FG	FINISH GRADE	STAG	STAGGER
FHWS	FLAT HEAD WOOD SCREW	STD	STANDARD
FLG	FLANGE	STIFF	STIFFENER
FLR	FLOOR	STL	STEEL
f'm	MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF MASONRY	STRUC	STRUCTURAL
		SYM	SYMMETRICAL
FN	FIELD NAILING	SW	SHEARWALL
FND	FOUNDATION	T24	TITLE 24 CALIFORNIA CODE
FOC	FACE OF CONCRETE	THK	THICK/THICKNESS
FOM	FACE OF MASONRY	THRD	THREAD OR THREADED
FOS	FACE OF STUD	TN	TOE NAIL
FRMG	FRAMING	T&B	TOP AND BOTTOM
FT (')	FOOT/FEET	TC	TOP CHORD
FTG	FOOTING	TOC	TOP OF CONCRETE
Fy	SPECIFIED YIELD STRENGTH OF REIFORCING, PSI OR SPECIFIED MINIMUM YIELD STRESS OF STEEL, KSI	TOF	TOP OF FOOTING/ FRAMING
		TOS	TOP OF STEEL
		T.O SLAB	TOP OF SLAB
GA	GAUGE	TOT	TOTAL
GALV	GALVANIZED	TOW	TOP OF WALL
GL	GLUE LAMINATED LUMBER	TRAN	TRANSVERSE
GRD	GRADE	TS	TUBE STEEL (SEE HSS)
GT	GROUT	TYP	TYPICAL
GWB	GYPSUM WALL BOARD	UBC	UNIFORM BUILDING CODE
HC	HANDICAP	UNO	UNLESS NOTED OTHERWISE
HD	HOLD DOWN	VERT	VERTICAL
HDG	HOT DIPPED GALVANIZED	VIF	VERIFIY IN FIELD
HDR	HEADER	W/	WITH
HK	HOOK	WF	WIDE FLANGE
HORIZ	HORIZONTAL	WP	WORK POINT
HT	HEIGHT	WS	WOOD SCREW
HSB	HIGH STRENGTH BOLT (A325)	WT	WEIGHT
HSS	HOLLOW STRUCTURAL SECTION	WWF	WELDED WIRE FABRIC

REINFORCING STEEL:

1. REINFORCING SHALL CONFORM TO ASTM A615 - GRADE 60 UNO.
2. NO REINFORCING BARS ARE TO BE WELDED UNLESS SPECIFICALLY DETAILED IN CONTRACT DOCUMENTS. ALL BARS SO DETAILED TO BE WELDED SHALL BE ASTM A706 BARS.
3. ALL REBAR TO BE WELDED SHALL BE CONTINUOUSLY INSPECTED BY A QUALIFIED TESTING LABORATORY. CONTRACTOR MUST FURNISH TO THE LABORATORY MILL CERTIFICATES SHOWING CHEMICAL ANALYSIS. ALL PREHEATING AND WELDING SHALL BE DONE BY WELDERS CERTIFIED TO WELD REINFORCING BARS IN ACCORDANCE WITH AWS D1.4 STANDARDS (LATEST EDITION).
4. E80xx ELECTRODE SHALL BE USED FOR ALL REBAR WELDING.
5. TACK WELDING TO REBAR IS STRICTLY PROHIBITED.
6. WIRE FABRIC SHALL CONFORM TO ASTM A185. WELDED WIRE FABRIC SHALL BE LAP SPLICED TWO SQUARES MIN EACH DIRECTION.
7. REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED BEFORE PLACING CONCRETE OR GROUTING MASONRY. OBTAIN APPROVAL OF ALL AFFECTED TRADES PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
8. DRILL THROUGH STEEL COLUMNS AND BEAMS TO PASS CONTINUOUS REINFORCING (1"Ø MAX) UNO.
9. CONTRACTOR SHALL PROVIDE AN ALLOWANCE OF 2% OF THE BID FOR ALL REINFORCING STEEL TO BE USED AT THE DISCRETION OF THE STRUCTURAL ENGINEER. UNUSED AMOUNT TO REVERT TO THE OWNER UPON COMPLETION OF THE JOB.

REBAR LAP SCHEDULE:

BAR SIZE	f'c=2500 PSI		f'c=3000 PSI		f'c=3500 PSI		f'c=4000 PSI	
	TOP BARS (IN)	OTHER BARS (IN)	TOP BARS (IN)	OTHER BARS (IN)	TOP BARS (IN)	OTHER BARS (IN)	TOP BARS (IN)	OTHER BARS (IN)
#3	25	19	23	18	21	16	20	15
#4	33	25	30	23	28	22	26	20
#5	41	32	37	29	35	27	33	25
#6	49	38	45	35	42	32	39	30
#7	89	69	81	63	75	58	71	54
#8	102	78	93	72	86	66	81	62
#9	114	88	105	81	97	75	91	70
#10	127	98	116	89	108	83	101	78
#11	140	108	128	98	118	91	111	85

FOOTNOTES:
1. LAP SPLICE LENGTHS ARE FOR GRADE 60 UNCOATED REINFORCING BARS.
2. LAP SPLICE LENGTHS ARE FOR NORMAL WEIGHT CONCRETE. FOR LIGHTWEIGHT AGGREGATE CONCRETE, (WT = 110 PCF) INCREASE LAP SPLICE BY 30%.
3. LAP SPLICE LENGTHS ARE FOR CLASS B LAPS = 1.3 ld.
4. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF FRESH CONCRETE CAST BELOW THE BARS.
5. ADJUST LAP SPLICE LENGTHS AS FOLLOWS:
   - 5.A. FOR BARS AT BEAMS AND COLUMNS WITH COVER LESS THAN 1 BAR DIAMETER OR WITH CLEAR SPACING LESS THAN 2 BAR DIAMETERS, INCREASE LAP SPLICE BY 50%.
   - 5.B. FOR BARS AT ALL OTHER CONDITIONS WITH COVER LESS THAN 1 BAR DIAMETER OR WITH CLEAR SPACING LESS THAN 3 BAR DIAMETERS, INCREASE LAP SPLICE BY 50%.
6. ALL LAP SPLICES SHALL BE CLASS B, UNO

FOUNDATIONS:

1. THE PRESUMPTIVE LOAD-BEARING VALUES ARE PER CBC TABLE 1806.2 WITH A "CLASS OF MATERIALS" TYPE 5:
   - A. VERTICAL FOUNDATION PRESSURE = 1,500 PSF DL + LL AND 2,000 PSF DL + LL + SHORT TERM FORCES.
   - B. LATERAL BEARING PRESSURE = 100 PSF/FT BELOW NATURAL GRADE.
   - C. LATERAL SLIDING RESISTANCE = 130 PSF COHESION TIMES THE SURFACE CONTACT AREA.
2. ALL SUBGRADE PREPERATION, SITEWORK, GRADING, UTILITY TRENCHING, ETC. SHALL BE DONE IN COMPLIANCE WITH THE CBC.
3. A GEOTECHNICAL ENGINEER HIRED BY THE OWNER SHALL INSPECT THE EXCAVATIONS AND FOUNDATIONS PER THE ABOVE AND THE CONSTRUCTION DOCUMENTS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SHORE AND BRACE AS REQUIRED. SEE SAFETY NOTES FOR ADDITIONAL INFORMATION.
5. ALL FOUNDATIONS ARE SHOWN AND DIMENSIONED AS BEING FORMED. FOUNDATIONS MAYBE PLACED IN NEAT EXCAVATIONS PROVIDED FOOTINGS ARE INCREASED 2" IN WIDTH, SEE TYPICAL EXCAVATION DETAIL.
6. EXCAVATIONS SHALL BE CLEANED OF ALL DEBRIS AND LOOSE SOIL. STANDING WATER SHALL BE REMOVED PRIOR TO CONCRETE PLACEMENT.
7. FOUNDATION DEPTHS INDICATED ON PLANS ARE MINIMUMS AND ARE FOR ESTIMATING PURPOSES. FINAL DEPTHS OF FOOTINGS MAY CHANGE AT THE TIME OF EXCAVATION.
8. BOTTOMS OF ALL FOUNDATIONS SHALL BE LEVEL. CHANGES IN BOTTOM OF FOUNDATION ELEVATION SHALL BE MADE ACCORDING TO STEPPED FOOTING DETAILS.
9. FOOTINGS SHALL BE CENTERED UNDER WALLS AND/OR COLUMNS UNLESS OTHERWISE INDICATED ON DRAWINGS.
10. CONTRACTOR SHALL CHECK FOOTING FORMS TO VERIFY THAT THEY ARE SQUARE & PLUMB. THE CONTRACTOR SHALL ALSO VERIFY THAT ALL INSERTS & EMBEDS ARE IN THEIR CORRECT LOCATION & ORIENTATION PRIOR TO PLACING CONCRETE.
11. NOTIFY THE STRUCTURAL ENGINEER 48 HOURS IN ADVANCE OF PLACING CONCRETE.
12. FOOTING DEPTHS SPECIFIED ARE FROM LOWEST ADJACENT SUBGRADE, UNLESS NOTED OTHERWISE.

CONSTRUCTION JOINTS:

1. ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318-11 SECTION 6.4 AND THE TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON THE STRUCTURAL DRAWINGS.
2. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, OR OTHER FOREIGN MATTER PRIOR TO PLACING THE ADJACENT CONCRETE.
3. THE CONTRACTOR SHALL SUBMIT THE PROPOSED LOCATIONS OF CONSTRUCTION JOINTS TO THE ENGINEER FOR REVIEW BY THE STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.

CONCRETE:

1. CONCRETE CONSTRUCTION SHALL CONFORM TO TITLE 24, AND THE CODE, PER GENERAL NOTES.
2. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ASTM C94 AND ACI STANDARD 304. IN ADDITION, MAXIMUM FREE FALL OF CONCRETE SHALL BE 4'-0".
3. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT AND EMBEDDED FIXTURES AND INTO CORNERS OF FORMS.
4. THE MINIMUM 28 DAY STRENGTH SHALL BE PER MIX DESIGN SCHEDULE.
5. CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
6. FLY ASH SHALL CONFORM TO ASTM 618, CLASS N OR F.
7. CONCRETE AGGREGATES: NATURAL SAND AND ROCK AGGREGATES SHALL CONFORM TO ASTM C33.
8. MINERAL ADMIXTURES SHALL COMPLY WITH ASTM C618.
9. LIQUID ADMIXTURES SHALL COMPLY WITH THE FOLLOWING:
   - A. WATER REDUCERS . . . . . ASTM C494 TYPE A
   - B. MID-RANGE WATER REDUCERS . . . . . ASTM C494 TYPE A & F
   - C. NON-CHLORIDE ACCELERATORS . . . . . ASTM C494 TYPE C OR C & E
   - D. RETARDING ADMIXTURES . . . . . ASTM C494 TYPE B OR B & D
10. GENERAL:
    - A. NO PIPES OR DUCT SHALL BE PLACED IN CONCRETE SLABS OR WALLS UNLESS SPECIFICALLY DETAILED.
    - B. REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS FOR ALL MOULDS, GROOVES, ORNAMENTS, CLIPS, ETC. TO BE CAST IN CONCRETE.
11. ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318-14 SECTION 26.5.6 AND THE TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON THE STRUCTURAL DRAWINGS. ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS, OR OTHER FOREIGN MATTER PRIOR TO PLACING THE ADJACENT CONCRETE. THE CONTRACTOR SHALL SUBMIT THE PROPOSED LOCATIONS OF CONSTRUCTION JOINTS TO THE ENGINEER FOR REVIEW BY THE STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.
12. MAXIMUM SPACING OF CONSTRUCTION OR CONTROL JOINTS FOR A REINFORCED SLAB ON GRADE SHALL BE 20 FEET.
13. REMOVE ALL DEBRIS AND EXCESS WATER FROM THE FORMS BEFORE PLACING ANY CONCRETE.
14. REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED AND FREE OF EXCESSIVE SCALE, RUST, DIRT, GREASE, OIL OR ANY OTHER SUBSTANCES THAT WILL IMPAIR BOND WITH CONCRETE. OBTAIN APPROVAL OF ALL AFFECTED TRADES PRIOR TO PLACING CONCRETE.
15. WALLS SHALL BE PLACED IN HORIZONTAL LAYERS OF 2'-0" MAXIMUM DEPTH.
16. CONCRETE IN WALLS, PIERS OR COLUMNS SHALL SET AT LEAST 2 HOURS BEFORE PLACING CONCRETE IN BEAMS, SPANDRELS OR SLABS SUPPORTED THEREON.
17. NO WOOD SPREADERS ALLOWED. NO WOOD STAKES ALLOWED IN AREAS TO BE CONCRETED.
18. CONTRACTOR SHALL PREPARE AND SUBMIT CONCRETE MIX DESIGNS TO THE ARCHITECT/ ENGINEER OF RECORD FOR REVIEW PRIOR TO PLACEMENT OF ANY CONCRETE. CONCRETE MIX DESIGNS SHALL COMPLY WITH ACI 318-11 SECTION CHAPTER 5. CALCIUM CHLORIDE OR ADMIXTURES WHICH ADD CHLORIDES ARE NOT PERMITTED.
19. NOTIFY THE ENGINEER OF RECORD & TESTING LABORATORY (AND BUILDING OFFICIAL WHEN REQUIRED) 2 BUSINESS DAYS PRIOR TO PLACING CONCRETE.
20. CAST-IN-PLACE CONCRETE (NON-PRESTRESSED). THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
    - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . . 3"
    - B. CONCRETE EXPOSED TO EARTH OR WEATHER:
      - NO. 6 THROUGH NO. 18 BAR . . . . . 2"
      - NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER . . . . . 1 1/2"
    - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
      - SLABS, WALLS, JOISTS:
        - NO. 14 AND NO. 18 BAR . . . . . 1 1/2"
        - NO. 11 BAR AND SMALLER . . . . . 3/4"
      - BEAMS, COLUMNS:
        - PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS . . . . . 1 1/2"
    - D. CONCRETE TILT-UP PANELS CAST AGAINST A RIGID HORIZONTAL SURFACE, SUCH AS A CONCRETE SLAB, EXPOSED TO THE WEATHER:
      - NO. 8 AND SMALLER . . . . . 1"
      - NO. 9 THROUGH NO. 18 . . . . . 2"
21. REINFORCING BARS, SPLICES & DOWELS:
    - A. ALL BARS SHALL HAVE A CLASS B MINIMUM SPLICE LAP, UNO. SEE REBAR LAP SCHEDULE.
    - B. SPLICES IN ADJACENT BARS SHALL BE NOT LESS THAN 5'-0" APART.
    - C. DOWEL ALL VERTICAL REINFORCING IN WALLS AND COLUMNS FROM FOUNDATION WITH THE SAME SIZE REINFORCING.
    - D. SPLICE CONTINUOUS BARS IN SPANDRELS, GRADE BEAMS, WALL BEAMS, ETC. AS FOLLOWS: TOP BARS AT MIDSPAN, BOTTOM BARS AT CENTERLINE SUPPORT UNO.
22. HORIZONTAL WALL REINFORCING IN DOUBLE LAYER WALLS SHALL BE STAGGERED. USE #2 SPREADERS APPROXIMATELY EVERY THIRD INTERSECTION EACH DIRECTION FOR ALL DOUBLE LAYER WALLS.
23. MINIMUM WALL REINFORCING SHALL BE:

WALL THICKNESS	SINGLE LAYER	DOUBLE LAYER
7" OR LESS	#4 @ 12" OC EA WAY	-
8"	#4 @ 10" OC EA WAY	-
9" & 10"		#4 @ 16" OC EA WAY
11" & 12"		#4 @ 12" OC EA WAY

24. REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH ACI 315.
25. FOR REINFORCING STEEL REQUIREMENTS REFER TO REINFORCING STEEL NOTES.
26. FINAL PRODUCT AS INDICATED ON DRAWINGS SHALL COMPLY WITH THE FOLLOWING:
    - A. ALL CONCRETE SHALL HAVE A "CLASS B" FINISH PER ACI 347 WITH GRADUAL IRREGULARITIES LIMITED TO 1/4" IN 10'-0" AS MEASURED WITH A STRAIGHT EDGE.
    - B. SURFACE IRREGULARITIES ATTRIBUTABLE TO PLACEMENT AND CONSOLIDATION DEFICIENCIES AS DEFINED IN ACE 309.2R (E.G., BUG HOLES, HONEYCOMB, ETC.) WILL BE REVIEWED BY THE ARCHITECT AND ENGINEER. UNSATISFACTORY WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
    - C. GRADUAL SURFACE IRREGULARITIES SHALL NOT BE CUMULATIVE.

MIX DESIGN SCHEDULE:

TYPE	USE CLASS	STRENGTH "f'c" MIN @ 28 DAYS (PSI)	CONCRETE UNIT WEIGHT (PCF)	MAX AGGREGATE SIZE (IN)	MAX[5] SLUMP (IN)	MAX WATER TO CEMENT RATIO (%)	FLY ASH REPLACEMENT (%)
A	SLAB ON GRADE	3500	145	1"± 1/4"	4"±1"	0.45	0% MIN TO 25% MAX
B	FOUNDATIONS	3000	145	1"± 1/4"	4"±1"	0.48	0% MIN TO 25% MAX
C	WALLS	-	-	-	-	-	-
D	SLAB OVER METAL DECK	-	-	-	-	-	0
E	SITE	2500	145	1"± 1/4"	6"±1"	0.57	0% MIN TO 25% MAX
F	-	-	-	-	-	-	-

FOOTNOTES:
1. ADD WATER REDUCING ADMIXTURES PER SPECIFICATIONS FOR PLACING.
2. FOR HOT WEATHER CONCRETING REFER TO ACI 305R.
3. FOR COLD WEATHER CONCRETING REFER TO ACI 306R.
4. OTHER ADMIXTURES SHALL BE REVIEWED BY THE ENGINEER OF RECORD AND TESTING LABORATORY UPON CONCRETE MIX DESIGN SUBMITTAL.
5. SLUMPS SHALL NOT EXCEED 8" +/- 1 1/2" WHEN USING MID-RANGE WATER REDUCERS.
6. ADDITIONAL WATER SHALL NOT BE ADDED TO THE CONCRETE ONCE THE TRUCK LEAVES THE BATCH PLANT.

GENERAL NOTES:

1. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
2. TYPICAL NOTES AND DETAILS SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS.
3. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES: 2022 CALIFORNIA BUILDING CODE, PART 2 TITLE 24 CCR 2022 EDITION AND LATEST REVISIONS REFERRED TO HERE AS "THE CODE", AND OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS.
5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. IF CONFLICTS OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, THE MOST EXPENSIVE MATERIALS OR METHODS SHALL PREVAIL (FOR BIDDING). STRUCTURAL ENGINEER SHALL BE NOTIFIED OF CONFLICTS AND THAT PORTION OF WORK SHOULD NOT PROCEED UNTIL CONFLICT IS RESOLVED.
6. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   - A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
   - B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS.
   - C. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
   - D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
   - E. FLOOR AND ROOF FINISHES.
   - F. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
7. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THE FOLLOWING:
   - A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. EXCEPT AS SHOWN OR NOTED.
   - B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALL OR SLABS.
   - C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
8. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
9. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
10. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
11. HEAVY EQUIPMENT, CRANES AND MATERIAL STOCKPILES SHALL NOT BE LOCATED ON OR ADJACENT TO SHORING.
12. SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, OR DETAILS SHALL BE REVIEWED BY THE ARCHITECT AND STRUCTURAL ENGINEER AND APPROVED BY THE BUILDING DEPARTMENT. FOR A SUBSTITUTION TO BE REVIEWED THE CONTRACTOR SHALL AGREE & COMPLY WITH THE FOLLOWING:
   - A. THE CONTRACTOR SHALL BE BILLED ON A TIME AND MATERIALS BASIS FOR THE REVIEW OF THE SUBSTITUTION WITH NO GUARANTEE OF APPROVAL.
   - B. VERIFY THAT THE SUBSTITUTION DOES NOT AFFECT DIMENSIONS SHOWN ON DRAWINGS.
   - C. THE CONTRACTOR SHALL ALSO PAY FOR CHANGES TO THE DESIGN, WHICH INCLUDES BUT IS NOT LIMITED TO; ENGINEERING DESIGN, DETAILING, APPROVAL AGENCY PROCESS AND CONSTRUCTION COSTS CAUSED BY THE REQUESTED SUBSTITUTION.
   - D. THE PROPOSED SUBSTITUTION IS TO HAVE NO ADVERSE AFFECT ON OTHER TRADES, THE CONSTRUCTION SCHEDULE, OR THE SPECIFIED WARRANTY REQUIREMENTS.
13. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER IN ADVANCE OR SHOWN ON THESE DRAWINGS.
14. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. DIMENSIONS AND ELEVATIONS MUST BE VERIFIED WITH ARCHITECTURAL DRAWINGS. IN THE EVENT OF A CONFLICT, THE STRUCTURAL ENGINEER AND ARCHITECT ARE TO BE NOTIFIED IMMEDIATELY. DRAWING SCALES GIVEN ARE APPROXIMATE- DO NOT SCALE PLANS OR DETAILS.
15. SITE VISITS BY STRUCTURAL ENGINEER SHALL NOT BE IN LIEU OF INSPECTIONS.
16. ALL DIMENSIONS AND ELEVATIONS OF THE EXISTING STRUCTURE WERE PROVIDED BY OTHERS AND ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS AND COORDINATE WITH ALL SUB-CONTRACTORS AND DISCIPLINES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER. FINISH ELEVATIONS AT ALL NEW FRAMING SHALL BE COORDINATED WITH THE EXISTING FRAMING SO ALL FINISHES ARE FLUSH.
17. ALL FRAMING IN THE DOCUMENTS SHALL BE CONSIDERED NEW UNLESS SPECIFICALLY NOTED AS EXISTING.

DESIGN CRITERIA:

2022 CALIFORNIA BUILDING CODE (CBC)
- LIVE LOADS
  - CEILING STORAGE LOAD = 125 PSF (NON-REDUCIBLE)
- WIND (ASCE 7-16 SIMPLIFIED ANALYSIS)
  - EXPOSURE C
  - RISK CATEGORY II
  - BASIC WIND SPEED = 94 MPH
- SEISMIC (ASCE 7-16 EQUIVALENT LATERAL FORCE PROCEDURE)
  - RISK CATEGORY II
  - Ie = 1.0
  - SITE CLASS = D (DEFAULT)
    - Ss = 0.468g SDS = 0.445g
    - S1 = 0.230g SD1 = 0.328g
    - SDC = D
  - LIGHT FRAMED WOOD SHEATHED SHEAR WALLS (BATHROOM WITH OVERHEAD STORAGE)
    - R = 6.5 Ω o = 3.0 Cd = 4.0
    - Cs = 0.0684 (STRENGTH DESIGN)

SAFETY NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA LATEST EDITION, AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
2. THE STRUCTURAL ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING FOR VERTICAL AND/ OR LATERAL LOADS, SHORING AND LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING, SHORING, ETC, FOR ALL EXISTING AND NEW CONSTRUCTION FOR A COMPLETED PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, THE INSTALLATION OF NEW FRAMING AND THE MODIFICATION OF THE EXISTING FRAMING.
5. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER WILL NOT INCLUDE INSPECTION OF THE

NAILING NOTES & SCHEDULE:

1. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON STEEL WIRE NAILS. HOLES SHALL BE PRE-DRILLED WHERE NECESSARY TO PREVENT SPLITTING. NAILING NOT NOTED IN SCHEDULE OR ON DRAWINGS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT: 8d FOR 1x MATERIAL AND 16d FOR 2x MATERIAL.
2. NAILS AND SPIKES USED IN WET OR EXTERIOR LOCATIONS SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL PER CBC SECTION 2304.9.1.1.
3. FASTENERS FOR PRESSURE - PRESERVATIVE TREATED AND FIRE RETARDANT TREATED LUMBER SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL PER CBC SECTION 2304.9.5.
4. PNEUMATIC FASTENERS INSTALLED IN SIMPSON HARDWARE SHALL BE APPROVED BY SIMPSON AND THE BUILDING DEPT PRIOR TO INSTALLATION.
5. PNEUMATIC FASTENERS TO BE INSTALLED INTO PLYWOOD SHEATHING SHALL BE THE BUILDING DEPT APPROVED AND SHALL FALL WITHIN THE 10% TOLERANCE LIMIT FOR HAND DRIVEN NAILS PER ASTM F1667 FOR HEAD DIAMETER. ALL NAIL HEADS TO BE FULL ROUND HEADS.
6. MINIMUM NAIL DIMENSIONS:

NAIL	SHANK DIAMETER	HEAD DIAMETER	LENGTH
8d	.131"	.281"	2 1/2"
10d	.148"	.312"	3"
16d	.162"	.344"	3 1/2"
20d	.192"	.192"	4"

MINIMUM NAILING SCHEDULE (UNO):
(REFERENCE CBC TABLE 2304.9.1)

	CONNECTION	NIALING[1]
1.	JOIST TO SILL OR GIRDER, TOENAIL	(3) 8d COMMON
2.	BRIDGING TO JOIST, TOENAIL EA END	(2) 8d COMMON
3.	1"x6" SUB FLOOR OR LESS TO EA JOIST, FACE NAIL	(2) 8d COMMON
4.	WIDER THAN 1"x6" SUB FLOOR TO EA JOIST, FACE NAIL	(3) 8d COMMON
5.	2" SUB FLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d COMMON
6.	SOLE PLATE TO JOIST OR BLOCKING, TYP FACE NAIL SOLE PLATE TO JOIST OR BLOKING, @ BRACED WALL PANELS	16d @ 16" OC (3) 16d PER 16"
7.	TOP PLATE TO STUD	(4) 10d COMMON, TOENAIL OR (2) 16d COMMON, END NAIL
8.	STUD TO SOLE PLATE	(4) 10d COMMON, TOENAIL OR (2) 16d COMMON, END NAIL
9.	DOUBLE STUDS, FACE NAIL	16d @ 24" OC
10.	DOUBLE TOP PLATES, TYP FACE NAIL DOUBLE TOP PLATES, LAP SPLICE	16d @ 16" OC (8) 16d COMMON
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	(3) 8d COMMON
12.	RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" OC
13.	TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(2) 16d COMMON
14.	CONTINUOUS HEADER, TWO PIECES	16d COMMON @ 16" OC ALONG EA EDGE
15.	CEILING JOISTS TO PLATE, TOENAIL	(3) 8d COMMON
16.	CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d COMMON
17.	CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d COMMON
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d COMMON
19.	RAFTER TO PLATE, TOENAIL	(3) 8d COMMON
20.	1" DIAGONAL BRACE TO EA STUD & PLATE, FACE NAIL	(2) 8d COMMON
21.	1"x8" SHEATHING TO EA BEARING, FACE NAIL	(3) 8d COMMON
22.	WIDER THAN 1"x8" SHEATHING TO EA BEARING, FACE NAIL	(3) 8d COMMON
23.	BUILT-UP CORNER STUDS	16d COMMON @ 24" OC
24.	BUILT-UP GIRDER & BEAMS, FACE NAIL	20d COMMON @ 32" OC @ T&B STAGGERED ON OPPOSITE SIDES (2) 20d @ ENDS & @ EA SPLICE
25.	2" PLANKS	16d COMMON @ EA BEARING
26.	WOOD STRUCTURAL PANELS & PARTICLEBOARD:[2] SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING):[2] 1/2" OR LESS 19/32" - 3/4" 7/8" - 1" 1 1/8" - 1 1/4" SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING):[2] 3/4" OR LESS 7/8" - 1" 1 1/8" - 1 1/4"	 6d[3,12] 8d[4] OR 6d[5] 8d[4] 10d[4] OR 8d[5] 6d[6] 8d[6] 10d[4] OR 8d[5]
27.	PANEL SIDING (TO FRAMING): 1/2" OR LESS 5/8"	 6d[6] 8d[6]
28.	FIBERBOARD SHEATHING:[7] 1/2" 25/32"	 NO. 11 ga[8] 6d[4] NO. 16 ga STAPLE[9] NO. 11 ga[8] 8d[4] NO. 16 ga STAPLE[9]
29.	INTERIOR PANELING 1/4" 3/8"	 4d[10] 6d[11]

NOTES:
1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6" OC AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK.
4. COMMON.
5. DEFORMED SHANK.
6. CORROSION-RESISTANT SIDING OR CASING NAIL.
7. FASTENERS SPACED AT 3" OC AT EXTERIOR EDGES AND 6" OC AT INTERMEDIATE SUPPORTS. SPACING SHALL BE 6" OC ON THE EDGES AND 12" OC AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS.
8. CORROSION-RESISTANT ROOFING NAILS WITH 7/16"Ø HEAD AND 1 1/2 " LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 25/32" SHEATHING.
9. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN & 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING. PANEL SUPPORTS AT 16" (20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
10. CASING OR FINISH NAILS SPACED AT 6" OC ON PANEL EDGES, 12 " OC AT INTERMEDIATE SUPPORTS.
11. PANEL SUPPORTS AT 24" CASING OR FINISH NAILS SPACED AT 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
12. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2 1/2"x0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.

WOOD:

1. ALL STRUCTURAL WOOD SHALL CONFORM WITH THE FOLLOWING SPECIFICATIONS:
   - A. DOUGLAS FIR- COAST REGION . . . . . WEST COAST LUMBER INSPECTION BUREAU GRADING RULES #17.
   - B. REDWOOD. . . . . CALIFORNIA REDWOOD ASSOCIATION GRADING RULES, 2000 EDITION.
   - C. GLUED LAMINATED BEAMS . . . . . STANDARD SPECIFICATION FOR STRUCTURAL GLUE LAMINATED TIMBER, AITC 117.
   - D. SHEATHING. . . . . APA VOLUNTARY PRODUCT STANDARD PS 2-10 FOR WOOD BASED STRUCTURAL-USE PANELS.
   - E. ENGINEERED LUMBER . . . . . WEYERHAEUSER MICROLLAM LAMINATED VENEER LUMBER (LVL), ICC ESR-1387
     . . . . . WEYERHAEUSER PARALLAM (PSL), ICC ESR-1387
2. MINIMUM GRADES SHALL BE:
   - A. STRUCTURAL FRAMING . . . . . POSTS DF #1, 6x8 HEADERS DF #1, ALL OTHER DF #2 UNO
     . . . . . CEILING JOISTS DF #2 & BLOCKING DF #2
     . . . . . ALL MEMBERS TO BE FREE OF HEART CENTER. TYP. UNO
   - B. GLUED LAMINATED MEMBERS. . . . . COMBINATION 24F-V4 FOR SIMPLE SPANS AND COMBINATION 24F-V8 FOR CANTILEVERS AND CONTINUOUS CONDITIONS.
   - C. STRUCTURAL SHEATHING . . . . . WALL SHEATHING: 15/32" APA RATED SHEATHING EXP 1 (UNO), 5 PLY 32/16. OSB
   - D. ROOF SHEATHING: . . . . . 19/32" APA RATED SHEATHING EXP 1, UNO, 5-PLY 40/20 OSB
   - E. FLOOR SHEATHING: . . . . . 23/32" APA RATED STURD-I-FLOOR EXP 1, UNO, 5-PLY 48/24 TONGUE AND GROOVE OSB
   - F. LVL . . . . . SHALL MEET THE FOLLOWING STRUCTURAL PROPERTIES:
Fb = 2600 PSI
Fv = 285 PSI
E = 1.9E6 PSI
   - G. PSL . . . . . SHALL MEET THE FOLLOWING STRUCTURAL PROPERTIES:
Fb = 2900 PSI
Fv = 290 PSI
E = 2.0E6 PSI
3. WALLS SHALL HAVE DOUBLE TOP PLATES, LAPPED AT WALL AND PARTITION INTERSECTION WITH 3-16d NAILS. SPLICE UPPER AND LOWER PLATES AS SHOWN IN TYPICAL WALL FRAMING DETAIL.
4. PROVIDE SOLID BLOCKING BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS & AT 12' OC.
5. WHEN TOP PLATES ARE NOTCHED OR BORED- SEE TYPICAL DETAIL.
6. HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT + 1/16".
7. HOLES FOR LAG SCREWS SHALL BE FIRST BORED TO THE SAME NOMINAL DIAMETER AND DEPTH AS THE SHANK. THE REMAINING LENGTH OF THE HOLE SHALL BE BORED NO LARGER THAN THE ROOT OF THE THREAD.
8. LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE.
9. ALL BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS UNDER HEADS AND NUTS WHICH BEAR ON WOOD. APPLIES ALSO TO EXPANSION AND EPOXY ANCHORS.

BOLT-DIA	MALLEABLE IRON WASHER	STEEL WASHER	CARRIAGE BOLT-DIA	WROUGHT IRON WASHER
1/2"Ø	(2) 1/2"Øx1/4"	3"x3"x1/4"	1/2"Ø	3/4" (2" OD)
5/8"Ø	(2) 3/4"Øx5/16"	3"x3"x1/4"	5/8"Ø	7/8" (2-1/4" OD)
3/4"Ø	3"Øx7/16"	3"x3"x5/16"	3/4"Ø	1" (2-1/2" OD)
7/8"Ø	(3) 1/2"Øx7/16"	(3) 1/2"x3-1/2"x3/8"	7/8"Ø	(1) 3/8" (3" OD)
1"Ø	4"Øx1/2"	(3) 3/4"x3-3/4"x3/8"	1"Ø	(1) 1/2" (3-1/4" OD)
1-1/4"Ø	5"Øx5/8"	5"x5"x1/2"		

10. ALL BOLTS AND LAG SCREWS SHALL BE TIGHTENED AT TIME OF INSTALLATION AND RE-TIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
11. INSTALL ALL STRUCTURAL PLYWOOD ON ROOF AND FLOORS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.
12. CROSS BRIDGING BETWEEN JOISTS OR RAFTERS- SEE FRAMING PLANS AND TYPICAL DETAIL.
13. JOISTS UNDER AND PARALLEL TO NON-BEARING PARTITIONS SHALL BE DOUBLED AND NAILED TOGETHER.
14. WHERE FRAMING HANGERS ARE REQUIRED AND ARE NOT SHOWN ON SECTIONS, DETAILS OR PLANS THE FOLLOWING SIMPSON HANGERS SHALL BE USED. SLOPE, SKEW, TURN IN FLANGES AND PROVIDE TOP FLANGE HANGERS AS REQUIRED.h
    - A. 2X & 3X MEMBERS . . . . . U HANGERS
    - B. 4X MEMBERS. . . . . HU HANGERS
    - C. 6X MEMBERS. . . . . HUTF HANGERS
    - D. I-JOIST MEMBERS. . . . . MIT HANGERS
    - E. GLU LAM MEMBERS. . . . . LEG HANGERS
15. ALL METAL HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY, OR APPROVED EQUAL. ALL ITEMS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
16. WOOD SYMBOLS:

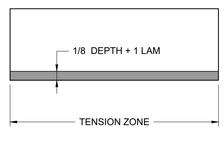


CONTINUOUS

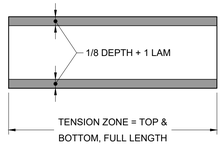


BLOCKING

17. PROVIDE PLYWOOD EDGE NAILING AROUND ALL OPENINGS AND BLOCK ALL UNSUPPORTED PLYWOOD EDGES.
18. UPSET THREADS ON SILL BOLTS ARE NOT ALLOWED.
19. ALL FRAMING LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION AND SHALL BE AT 19% MAXIMUM MOISTURE CONTENT (VERIFIED BY INSPECTOR OF RECORD) BEFORE BEING ENCLOSED BY INSULATION, GYPBOARD, OR OTHER SURROUNDING ARCHITECTURAL MATERIALS. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROVIDE LUMBER MEETING THESE CRITERIA.
20. BOLTS ARE NOT TO BE INSTALLED IN LUMBER OVER 19% MOISTURE CONTENT.
21. EDGE NAILING OF STRUCTURAL WALL SHEATHING TO THE SILL PLATE SHALL NOT OCCUR UNTIL ROOF FRAMING AND SHEATHING IS COMPLETE.
22. ALL FASTENERS INTO PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.
23. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
24. GLUED LAMINATED MEMBERS:
    - A. ALL FLOOR BEAMS AND WALL HEADERS SHALL HAVE 3500 FT RADIUS CAMBER, UNO. ALL ROOF BEAMS SHALL HAVE 2000 FT RADIUS CAMBER, UNO.
    - B. TESTING & INSPECTION OF GLUED LAMINATED BEAMS SHALL BE IN ACCORDANCE WITH CBC SECTION 1704A.6.2.
    - C. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION OF GLUED LAMINATED MEMBERS. SHOP DRAWINGS SHALL INDICATE BEAMS AS SIMPLE OR CONTINUOUS.
    - D. APPEARANCE OF MEMBERS SHALL BE FRAMING OR INDUSTRIAL APPEARANCE EXCEPT MEMBERS IN EXPOSED ARCHITECTURAL APPLICATIONS SHALL BE ARCHITECTURAL APPEARANCE, UNO.
    - E. SHADED AREAS BELOW SHALL HAVE A 6" MIN JOINT SPACING IN ADJACENT LAMINATIONS.



SIMPLE SPAN BEAMS



CONTINUOUS & CANTILEVER BEAMS

SHOP DRAWINGS:

PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER:

1. THE CONTRACTOR AGREES THAT SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS.
2. THE CONTRACTOR AGREES THAT THE PURPOSE OF SHOP DRAWING SUBMITTALS IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN INTENT OF THE PROJECT AND COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS BY INDICATING WHICH MATERIAL THE CONTRACTOR INTENDS TO FURNISH AND INSTALL AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS THE CONTRACTOR INTENDS TO USE.
3. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS ON THE SHOP DRAWINGS, WHICH MUST BE CONFIRMED AND CORRELATED AT THE JOB SITE, FOR COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES AND FOR PERFORMING WORK IN A SAFE AND SATISFACTORY MANNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR MATERIAL QUANTITIES ON THE SHOP DRAWINGS.
5. CONTRACTOR IS TO REVIEW AND BE IN AGREEMENT WITH COMMENTS BY THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH FABRICATION.
6. THE SHOP DRAWINGS SHALL BE PREPARED FROM FRESH WORK. REPRODUCTIONS OF THE APPROVED DRAWINGS IS NOT PERMITTED.
7. PRIOR TO SUBMISSION THE CONTRACTOR SHALL REVIEW ALL SUBMITTALS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SHALL STAMP SUBMITTALS AS BEING "REVIEWED FOR CONFORMANCE".
8. ANY DETAIL ON THE SHOP DRAWING THAT DEVIATES FROM THE CONTRACT DOCUMENTS SHALL BE CLEARLY MARKED WITH THE NOTE "THIS IS A CHANGE". SEE GENERAL NOTES FOR MATERIAL SUBSTITUTIONS.
9. SHOP DRAWINGS OR CALCULATIONS SUBMITTED FOR REVIEW THAT REQUIRE MORE THAN ONE RESUBMITTAL FOR REVIEW SHALL BE BILLED HOURLY FOR SUCH TIME TO THE GENERAL CONTRACTOR. THE THIRD REVIEW WILL NOT PROCEED WITHOUT WRITTEN APPROVAL FROM THE GENERAL CONTRACTOR FOR ADDITIONAL ENGINEERING REVIEW SERVICES.
10. CAD FILES OF APPROVED DRAWINGS WILL NOT BE PROVIDED TO THE CONTRACTOR, SUBCONTRACTOR OR FABRICATOR FOR THE PREPARATION OF SHOP DRAWINGS.

TYPICAL SIMPSON HARDWARE NOTES:

1. SIMPSON HARDWARE FOR THIS PROJECT HAS BEEN SPECIFIED USING 100% OF THE ALLOWABLE LOAD VALUES AND PRODUCT INFORMATION GIVEN IN THE SIMPSON CATALOG C-C 2017 DATED 2017-2018.
2. PLANS, SECTIONS AND DETAILS INDICATE GENERAL PRODUCT TYPE AND ANY REQUIRED MODIFICATIONS (e.g. SLOPES AND SKEWS). SPECIFIC CATALOG CALL OUTS ARE DETERMINED BY INDIVIDUAL MEMBER SIZES.
   EXAMPLES:
   PLANS/SECTIONS INDICATE 2x10 MEMBERS SUPPORTED BY SIMPSON 'U' HANGERS. SIMPSON CALL-OUT: U210. PLANS/SECTIONS INDICATE 5 1/8"x18" GLB SUPPORTED BY 4x6 POST AND SIMPSON ECC CAP. SIMPSON CALL-OUT: ECC5&1/4-4 OR OPTION WITH STRAPS ROTATED 90° ECC5&1/4-6.
3. WHERE THE SIMPSON CATALOG INDICATES TWO SIZES MAY BE USED FOR THE SAME SIZE MEMBER, USE THE LARGER SIZE.
   EXAMPLE:
   PLANS/SECTIONS INDICATE 4x8 MEMBER SUPPORTED BY SIMPSON LUS HANGERS. SIMPSON CATALOG INDICATES LUS48 OR LUS48 MAY BE USED. THE LUS48 SHALL BE USED. UNO.
4. USE SIMPSON 'MAX' NAILING CONFIGURATION (FILL ALL HOLES WITH NAILS), TYPICAL UNO.
5. WHERE OPTIONAL NAIL SIZES ARE INDICATED IN SIMPSON CATALOG, USE LARGEST NAIL SIZE LISTED, TYPICAL, UNO.
6. SIMPSON HARDWARE SUPPLIER SHALL SUBMIT MATERIAL LIST ITEMIZING HANGER DESIGNATION, LOAD RATING, SUPPORTED MEMBER SIZE AND LOCATION OF INSTALLATION FOR REVIEW BY THE ENFORCEMENT AGENCY AND THE STRUCTURAL ENGINEER.

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WMB Project No. 25-003

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REGISTERED PROFESSIONAL ENGINEER
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7-7-2025

PUBLISH HISTORY:

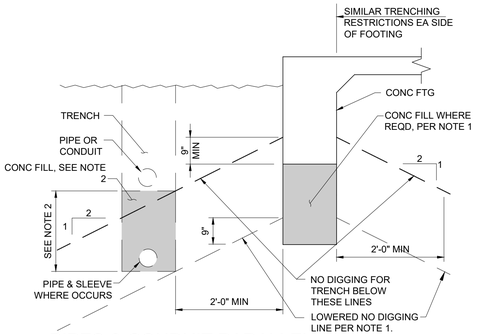
	DATE	PURPOSE
1	07.03.25	INITIAL SUBMITTAL

STRUCTURAL NOTES

S-002

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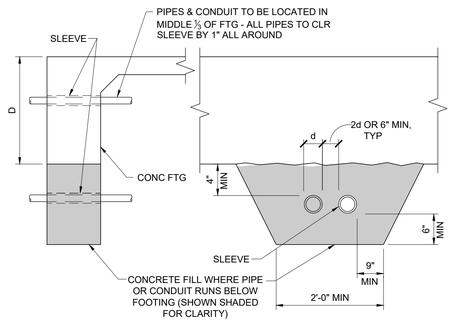
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PIPES & CONDUIT PARALLEL TO FOOTING

NOTES:
1. WHERE TRENCH OCCURS BELOW "NO DIGGING LINE" (SHOWN AS HEAVY DASHED LINE), LOWER BOTT OF FOOTING WITH CONC FILL TO LOWER NO DIGGING LINE AS REQD (SHOWN AS LT DASHED LINE).
2. IN LIEU OF LOWERING BOTT OF FOOTING WHERE TRENCH OCCURS BLW NO DIGGING LINE, FILL PORTION OF TRENCH BLW NO DIGGING LINE W/ CONC FILL PRIOR TO EXCAVATING FOOTING. PROVIDE SLEEVE W/ 1" CLR AROUND PIPE ENCASED IN CONC.
3. SEE PIPES PERPENDICULAR TO FOOTING FOR ADDITIONAL NOTES.

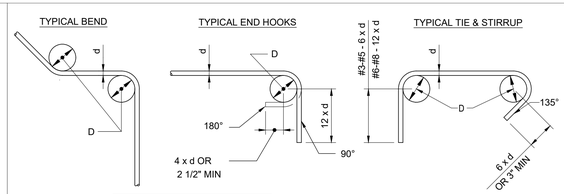
10 PARALLEL TO FOOTING
PIPE & CONDUIT DETAILS
NTS



PIPES & CONDUIT PERPENDICULAR TO FOOTING

NOTES:
1. CONCRETE FILL SHALL HAVE f'c @ 28 DAYS > 3000 PSI.
2. CONCRETE FILL TO BE SAME WIDTH AS FTG AND FULL WIDTH OF PIPE TRENCH. STEP FTG IF PIPE IS MORE THAN 2'-6" BLW BOTT OF FTG.
3. NO PIPE SHALL BE PLACED BLW SPREAD FTGS - TYPICAL.
4. IF PIPE IS IN PLACE PRIOR TO CASTING CONCRETE, WRAP PIPE W/ 1" THICK GLASS WOOL INSULATION IN LIEU OF SLEEVE.
5. PROVIDE 2" CLR MINIMUM, BTWN PIPES OR CONDUIT & REINFORCING.
6. NO PIPES UNDER PRESSURE ALLOWED WITHIN FTG IN LONGITUDINAL DIRECTION.
7. CONDUITS WITHIN FTG SHALL BE LOCATED SUCH THAT VERTICAL RISERS DO NOT CROSS ADJACENT HORIZONTAL CONDUIT. MINIMUM COVER SHALL BE 1½" AND 2d MINIMUM SEPARATION.

6 PERPENDICULAR TO FOOTING
PIPE & CONDUIT DETAILS
NTS



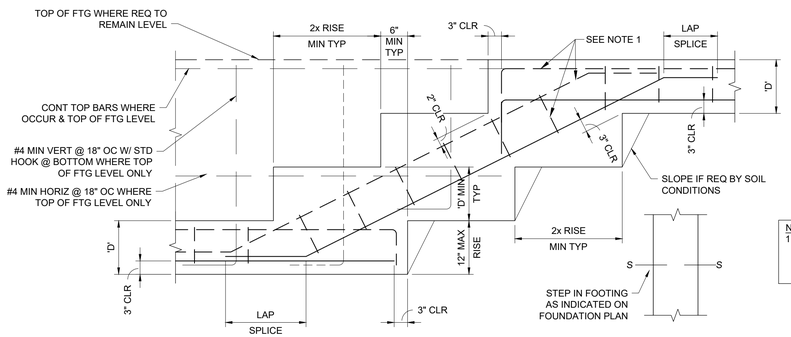
MINIMUM BEND DIAMETER BEND & END HOOKS	
REBAR	D
#3 - #8	6 x d
#9 - #11	8 x d
#14 & #18	10 x d

MINIMUM BEND DIAMETER TIES & STIRRUPS	
REBAR	D
#3 - #5	4 x d
#6 - #8	6 x d

DETAIL NOTES:
1. D= DIAMETER OF BEND
2. d= DIAMETER OF REBAR
3. ALL HOOKS SHALL BE 90° OR 180° STANDARD HOOKS UNLESS OTHERWISE SHOWN OR NOTED

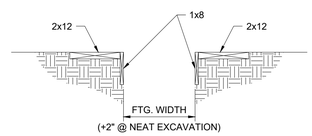
1 STANDARD REBAR HOOKS AND BENDS
NTS

2 EDGE OF SLAB
NTS

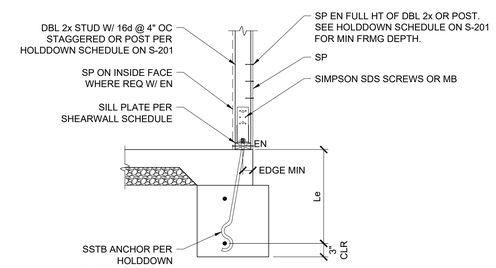


NOTES:
1. REINFORCING TO MATCH SIZE, NUMBER AND SPACING OF FOOTING TOP BARS & TIES SHOWN DOTTED (WHERE OCCURS).

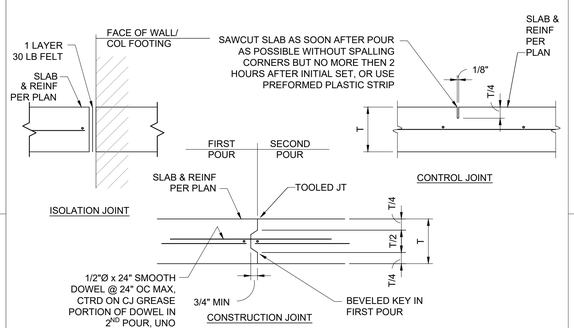
15 STEPPED FOOTING
NTS



3 TYPICAL FOOTING EXCAVATION
NTS

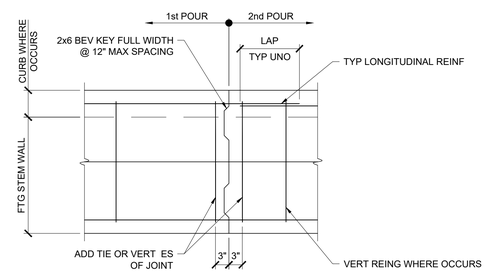


AT SSTB ANCHORS
12 HOLDOWN DETAIL
NTS



NOTES:
1. PROVIDE CONST OR CONTROL JOINTS AT MAX SPACING (PER CONSTRUCTION JOINT NOTE ON S-001. TO DIVIDE SLAB INTO RECTANGULAR AREAS W/ LONG TO SHORT DIMENSION RATIO NOT TO EXCEED 1 1/2 TO 1. AREAS SHALL NOT HAVE RE-ENTRANT CORNERS.
2. WHERE COLUMNS OCCUR, PROVIDE CONSTRUCTION OR CONTROL JOINTS AT ℄ OF COLUMNS & SUBDIVIDE W/ ADDITIONAL JOINTS PER NOTE 1 AS REQUIRED.

8 MILD STEEL REINFORCEMENT
SLAB CONTROL JOINTS
NTS



OPTION:
USE METAL K-LAM IN LIEU OF KEYS FOR FULL DEPTH OF FOUNDATION AT UNEXPOSED FND ONLY.

4 FOOTING CONSTRUCTION JOINT
NTS

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7-7-2025

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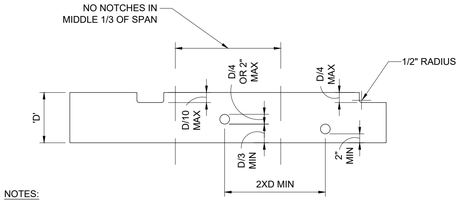
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TYPICAL DETAILS

S-101

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NOTES:

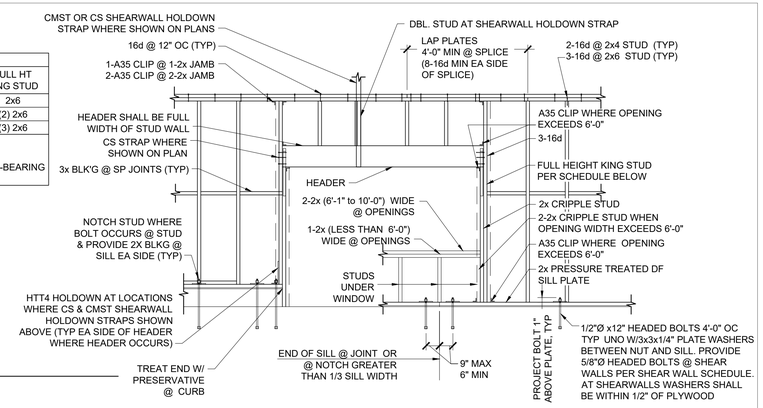
1. PREDRILL CORNERS OF NOTCHES SO AS NOT TO OVER CUT.
2. NOTCHES ON THE ENDS OF JOISTS AND HEADERS SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH.
3. NOTCHES IN THE TOP OF JOISTS SHALL NOT EXCEED 1/10 THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
4. NOTCHES IN THE BOTTOM OF THE JOISTS ALLOWED ONLY WHERE SPECIFICALLY SHOWN ON DRAWINGS.
5. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM AND SHALL NOT HAVE A DIAMETER LARGER THAN 1/4 THE DEPTH OF THE JOIST.
6. APPLIES TO SAWN LUMBER MEMBERS ONLY. NO NOTCHES ALLOWED IN OTHER TYPES OF MEMBER UNLESS SPECIFICALLY DETAILED IN THE DRAWINGS.

9 NOTCHES FOR JOISTS & HEADERS

NTS

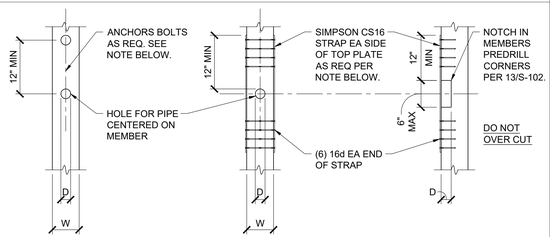
HEADER SCHEDULE				
WIDTH OF OPENING	HEADER DEPTH "D"		BR'NG WALL TRIMMER	FULL HT KING STUD
	BR'NG WALL	NON-BRNG		
0 to 4'-0"	6"	4"	2x6	2x6
4'-1" to 6'-0"	8"	6"	2x6	(2) 2x6
6'-1" to 8'-0"	PER PLAN	8"	DBL 2x6 UNO	(3) 2x6

NOTES:
1. TYP UNO.
2. 6x WIDTH AT BEARING WALLS. WIDTH TO MATCH WALL WIDTH AT NON-BEARING WALLS.



5 TYPICAL WALL STUD FRAMING

NTS



FOR 'D' GREATER THAN 1/3 W, PROVIDE ANCHOR BOLTS @ 9" CC MAX & 6" CC MIN @ ES OF HOLE. PROVIDE MIN OF (2) AB PER SILL PIECE.

PLAN - HOLE IN SILL PLATE

FOR 'D' GREATER THAN 1/3 W, OR 2", PROVIDE STRAP @ EA SIDE AS SHOWN. 2W/3 MAX.

PLAN - HOLE IN DBL TOP PLATES

PROVIDE STRAP @ ALL NOTCHES. MAX NOTCH D= W/3

NOTCH IN PLATES

NOTE: FOR MULTIPLE HOLES & NOTCHES, MAINTAIN 18" CLEAR IN & EXTEND STRAP 12" PAST LAST HOLE OR NOTCH

10 HOLE OR NOTCH THRU PLATES

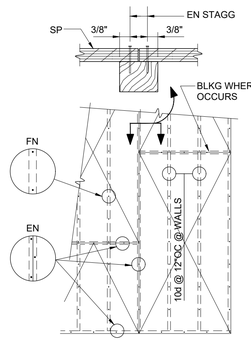
NTS

SP EDGE NAILING SHALL BE COMMON NAILS @ 6" OC UNO ON DWGS. PROVIDE 3x STUDS & BLKG W/ STAGGERED NAILING WHERE PLYWOOD IS APPLIED TO BOTH FACES, SEE SHEARWALL SCHEDULE FOR REQUIRED PLYWOOD & NAILS.

THIS NAILING APPLIES TO EDGES OF ALL PLYWOOD SHEETS & ALONG OTHER LINES AS FOLLOWS:

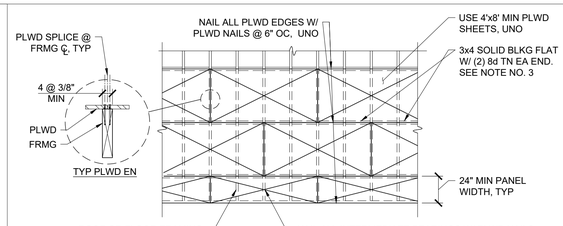
1. WHERE SP CONTACTS WALL PLATES AND SOLID BLOCKING OVER WALL. SEE 9/S-102.
2. AT STUDS/POST WITH HOLDOWNS ATTACHED.

NOTE:
NO SP SHEETS SHALL BE LESS
THAN 12" WIDE AT SHEAR WALLS.



6 SHEARWALL NAILING

NTS



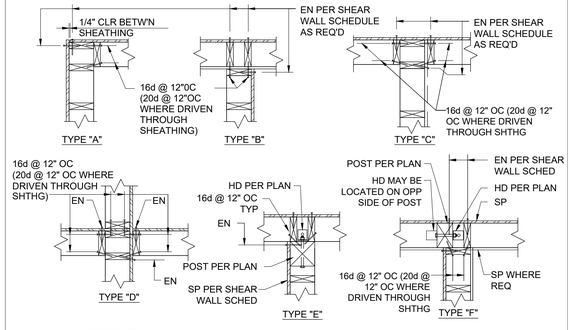
NOTES:
1. AT ROOFS & FLOORS PLWD SHTG SHALL BE LAID W/ LONG DIMENSION PERP TO FRMG.
2. SHORT SIDE SHALL SPLICE O/ FRMG.
3. LONG EDGES SHALL BE PROVIDED W/ 3x4 BLKG FOR CONT NAILING UNLESS SPECIFIED AS UNBLOCKED ON PLANS.
4. STAGGER SHEETS AS SHOWN.
5. PROVIDE PLWD AS SPECIFIED ON PLANS.
6. PLWD NAILS SHALL BE COMMON NAILS, SEE PLAN FOR NAIL SIZE, UNO.

2 DIAPHRAGM NAILING

NTS

7 TYPICAL STUD NOTCHING

NTS



@ INTERSECTIONS

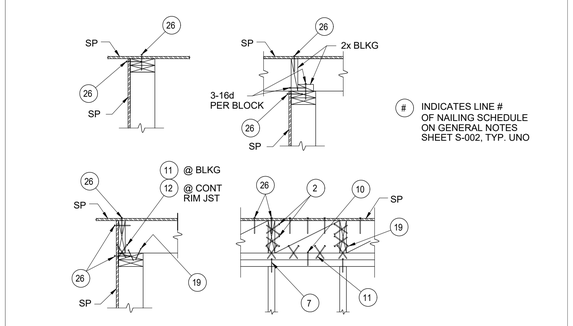
3 TYPICAL STUD FRAMING AT CORNERS

NTS

NOTES:
1. PREDRILL CORNERS OF NOTCHES SO AS NOT TO OVER CUT.
2. NOTCHES ON THE ENDS OF JOISTS & HEADERS SHALL NOT EXCEED 1/4 THE JOIST DEPTH.
3. NOTCHES IN THE TOP OF JOISTS SHALL NOT EXCEED 1/6 THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
4. NOTCHES ON THE BOTTOM OF JOISTS ALLOWED ONLY WHERE SPECIFICALLY SHOWN ON DRAWINGS.
5. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM AND SHALL NOT HAVE A DIAMETER LARGER THAN 1/4 THE DEPTH OF THE JOIST.

8 TYPICAL BEAM NOTCHING

NTS



4 TYPICAL NAILING

NTS

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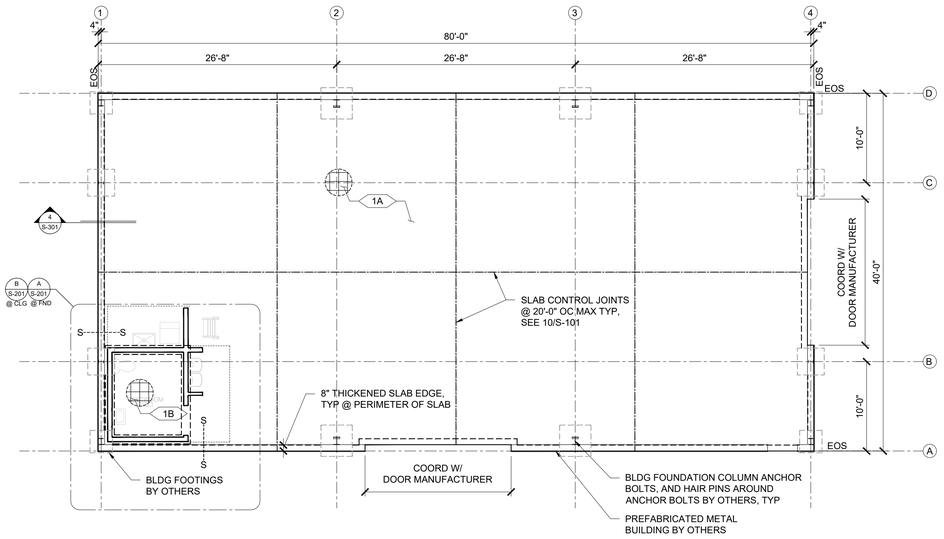
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1	07.03.25	INITIAL SUBMITTAL

TYPICAL DETAILS

S-102

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OVERALL BUILDING

FOUNDATION PLAN

SCALE: 1/8"=1'-0"

KEYNOTES:

1A 6" MIN CONC SLAB ON GRADE W/ #4 REBAR @ 12" OC EA WAY CENTERED IN SLAB, OVER 15 MIL VAPOR BARRIER, OVER 4" OF CLEAN CRUSHED AGGREGATE

1B 4" MIN CONC SLAB ON GRADE W/ #3 REBAR @ 18" OC EA WAY CENTERED IN SLAB, OVER 15 MIL VAPOR BARRIER, OVER 6" OF CLEAN CRUSHED AGGREGATE

2 FLOOR DRAIN PER ARCH WITH APPROXIMATE 12" SQUARE CENTERED ON DRAIN SLOPED TOWARDS DRAIN IN SLAB

10 1.75"x7.25" MICROLAM LVL 2.0E FLOOR JOIST, DOUBLE JOIST WHERE SPECIFIED. SPACING PER PLAN

11 6x10 FLAT BLKG W/ A35 EA SIDE AND EA END OF BLK

20 (3) 1.75"x7.25" MICROLAM LVL 2.0E. CHAMFER CANTILEVER END PER 5/S-401.

80 1 1/8 T&G PLYWOOD FLOOR WITH 10d NAILS AT 6" ON CENTER EDGE NAIL (EN) AND 12" ON CENTER FIELD NAIL (FN). SEE DETAIL 2/S-102. UNBLOCKED DIAPHRAGM

FOUNDATION PLAN NOTES:

1. VERIFY ALL DIMENSIONS WITH ARCH DRAWINGS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IF ANY DISCREPANCIES EXIST.
2. SEE ARCH, CIVIL & MECH DRAWINGS FOR ALL EXTERIOR CURBS, FLATWORK, PLANTERS, RAMPS, ETC.
3. SEE S-00X SERIES SHEETS FOR STRUCTURAL NOTES NOT SHOWN HERE.
4. SEE S-10X SERIES SHEETS FOR TYPICAL DETAILS.
5. CONTINUE ALL REINFORCING IN CONTINUOUS FOOTING THROUGH PAD FOOTINGS.
6. SILL/ANCHOR BOLTS & PLATE WASHERS SHALL BE AS INDICATED ON 5/S-102 AND SHEARWALL SCHEDULE ON S-201.
7. ALL CONCRETE ANCHORS/BOLTS ARE TO BE FASTENED IN PLACE PRIOR TO INSPECTION.
8. ALL FRAMING LUMBER IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR LARCH.
9. ALL HARDWARE SPECIFIED SHALL BE SIMPSON STRONG-TIE SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS.
10. CENTER SPREAD FOOTINGS UNDER POST, TYP UNO.
11. CENTER POSTS UNDER BEAMS UPPER LEVELS, TYP UNO.
12. PLYWOOD AT SHEARWALLS SHALL BE CONTINUOUS ENTIRE LENGTH OF WALL & SHALL NOT BE INTERRUPTED BY NON-BEARING ARCH WALLS.
13. SEE 5/S102 FOR TYP BEARING WALL FRAMING AT FIRST LEVEL.
14. ALL REINFORCEMENT SHALL BE PLACE IN CONFORMANCE W/ ACI REQUIREMENTS.

FOUNDATION PLAN LEGEND:

1. SHEARWALL REFERENCE MARK
   *, *** MIN LENGTH OF SHEARWALL (FT-IN)
2. INDICATES HOLDOWN PER PLAN AND SCHEDULE
3. INDICATES SHEARWALL PANEL FROM THIS LEVEL UP. SHEATHING TO BE PLACED ON SIDE OF REFERENCE MARK.
4. INDICATES WOOD STRUCTURAL WALLS THIS LEVEL. VERIFY EXTENT WITH ARCH DRAWINGS.
5. S---------S STEP BOTTOM OF SLAB EDGE PER 15/S-101 TO MATCH BOTTOM OF CONTINUOUS RESTROOM FOOTING ELEVATION

CEILING PLAN NOTES:

1. ALL HARDWARE SHALL BE SIMPSON STRONG-TIE SHALL BE IN PLACE PRIOR TO INSPECTION.
2. SHEATH ALL SHEARWALLS W/ 15/32" OSB W/ 8d @ 6" OC EDGE AND 12" OC FIELD NAILING UNO PER THE SHEARWALL SCHEDULE. SEE SHEARWALL SCHEDULE ON S-201 FOR ADDITIONAL REQUIREMENTS.
3. ALL FRAMING SHALL BE INSTALLED IN COMPLIANCE WITH 2022 CBC REQUIREMENTS.
4. ALL BEAMS AND HEADERS SHALL BE SUPPORTED WITH FULL BEARING. USE DF#2 SUPPORTS, UNO.
5. ALL DOUBLE TOP PLATES OF BEARING WALLS SHALL BE DF #2. FOR DESIGNATED SHEARWALL LINES, LAP SPLICES SHALL BE 48" W/ (2) ROWS OF 16d @ 3" OC EACH ROW STAGGERED OR CS14x42" STRAP, UNO.
6. SEE DETAIL 5/S-102 FOR TYPICAL BEARING WALL FRAMING INFORMATION.
7. ALL POSTS SUPPORTING BEAMS SHALL HAVE ECCQ/CCQ POST CAPS, TYP UNO.
8. SEE S-00X SERIES FOR STRUCTURAL NOTES NOT SHOWN HERE.
9. SEE S-10X SERIES FOR TYPICAL DETAILS.
10. ALL BEARING WALLS AND SHEARWALLS SHALL BE 2x6 STUDS @ 16" OC, UNO.
11. SEE HEADER SCHEDULES ON SHEET S-102 FOR HEADER SIZES NOT SPECIFIED ON PLANS.
12. PLYWOOD AT SHEARWALLS SHALL BE CONTINUOUS ENTIRE LENGTH OF WALL & SHALL NOT BE INTERRUPTED BY NON BEARING ARCHITECTURAL WALLS.

CEILING PLAN LEGEND:

1. INDICATES STRUCTURAL POST BELOW. SIZE, SPECIFICATION, ETC. AS INDICATED PER PLAN.
2. INDICATES WOOS STRUCTURAL WALL BELOW, SAD.

FOUNDATION HOLDOWN SCHEDULE:

	SIMPSON HOLDOWN	MIN FRAMING DEPTH	ANCHOR BOLT/ROD	BOLT Ø	L_e	EDGE	D_e	F
2	HDU2-SDS2.5	DBL 2x	SSTB20	5/8"	16 5/8"	2 3/4"	-	-
4	HDU4-SDS2.5	DBL 2x	SSTB24	5/8"	20 5/8"	2 3/4"	-	-
5	HDU5-SDS2.5	DBL 2x	SSTB24	5/8"	20 5/8"	2 3/4"	-	-
8	HDU8-SDS2.5	6x	SSTB28	7/8"	24 7/8"	2 3/4"	-	-
11	HDU11-SDS2.5	6x	SIMPSON PAB8	1"	-	-	12"	16 1/2"
14A	HDU14-SDS2.5	6x	SIMPSON PAB8	1"	-	-	12"	16 1/2"

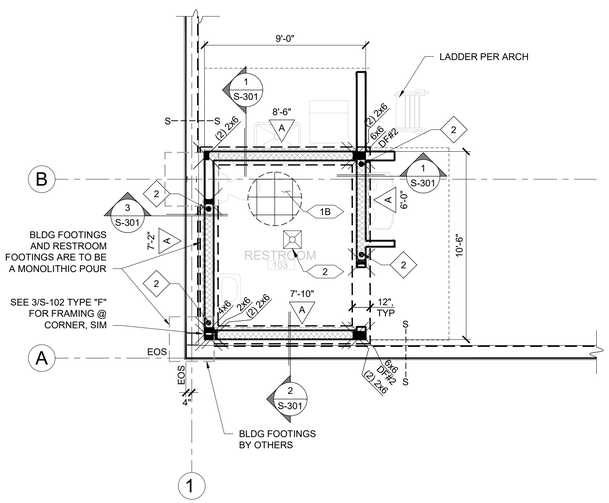
NOTES:
1. ANCHOR BOLTS ARE BASED ON A TWO POUR FOUNDATION SYSTEM.
2. INCREASE FOOTING DEPTH AS REQUIRED TO ACCOMMODATE 3" CLEAR.
3. ANCHOR BOLT SHALL BE INSTALLED PER MFR RECOMMENDATION.
4. FRAMING WIDTH TO MATCH WALL FRAMING.
5. SEE DETAILS 12/S-101 FOR ADDITIONAL HOLDOWN REQUIREMENTS.

SHEARWALL SCHEDULE:

15/32" RATED SHEATING W/ M.C. ≤ 19%

	SHEATHING MATERIAL (A)	STUDS & BLKG @ PANEL JOINTS	SILL PL'S & TOP PL'S (B)	SHEATHING EDGE NAILING (C)	SHEAR/SILL TRANSFER NAILING (D)	ANCHOR BOLTING (E)	SHEAR TRANS. CLIP
A	15/32" SHTG 1 SIDE	2X	2X	8d @ 6" OC	16d @ 6" OC	5/8"Ø @ 48" OC	A35 @ 16" OC
B	15/32" SHTG 1 SIDE	3X	2X TYP 3X@FDN	8d @ 4" OC	16d @ 4" OC	5/8"Ø @ 48" OC	A35 @ 16" OC
C	15/32" SHTG 1 SIDE	3X	2X TYP 3X@FDN	8d @ 3" OC STAGGERED	16d @ 3" OC	5/8"Ø @ 30" OC	A35 @ 12" OC
D	15/32" SHTG 1 SIDE	3X	2X TYP 3X@FDN	8d @ 2" OC STAGGERED	16d @ 2" OC	5/8"Ø @ 24" OC	A35 @ 12" OC
E	15/32" SHTG 2 SIDES	3X	2X TYP 3X@FDN	8d @ 4" OC	16d @ 2" OC	5/8"Ø @ 12" OC	A35 @ 8" OC
F	15/32" SHTG 2 SIDES	3X	2X TYP 3X@FDN	8d @ 3" OC STAGGERED	16d @ 2" OC	5/8"Ø @ 12" OC	A35 @ 6" OC
G	15/32" SHTG 2 SIDES	3X	2X TYP 3X@FDN	8d @ 2" OC STAGGERED	16d @ 2" OC	5/8"Ø @ 12" OC	A35 @ 4" OC

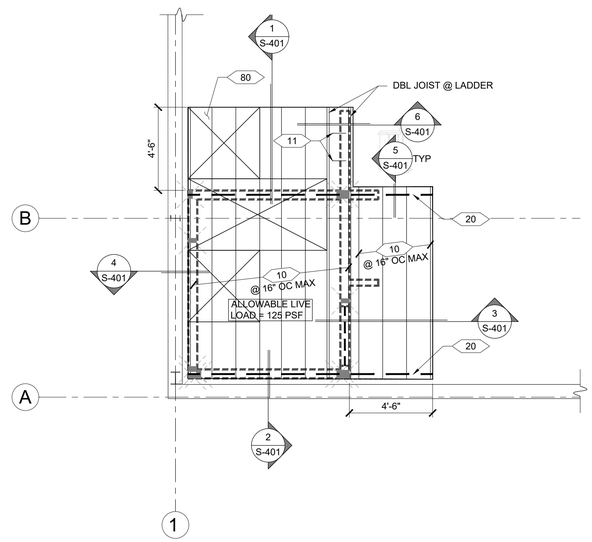
FOOTNOTES:
A. APA RATED SHEATHING OR ORIENTED STRAND BOARD (OSB).
B. ALL TOP PLATES SHALL BE (2) 2x NOMINAL, UNO, @ SECTION OR DETAIL - NAILING SHALL BE STAGGERED BETWEEN PLATES.
C. FOR SHEAR WALL NAILING AND FRAMING REQUIREMENTS SEE 8/S-102 SHEATHING NAILING SHALL NOT BE INSTALLED UNTIL M.C. OF FRAMING IS ≤ 19%
D. UNO, WHERE INDICATED @ SECTIONS AND DETAILS.
E. 12" LONG ANCHOR BOLTS EXCEPT USE 18" LONG BOLTS AT CURBS, TYP. SEE "WOOD" NOTES FOR WASHER REQUIREMENTS.



RESTROOM

A FOUNDATION PLAN

SCALE: 1/4"=1'-0"



RESTROOM

B FRAMING PLAN - CEILING

SCALE: 1/4"=1'-0"

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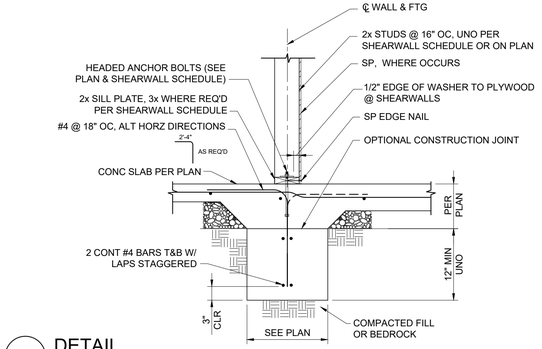
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FOUNDATION PLAN
AND RESTROOM PLANS

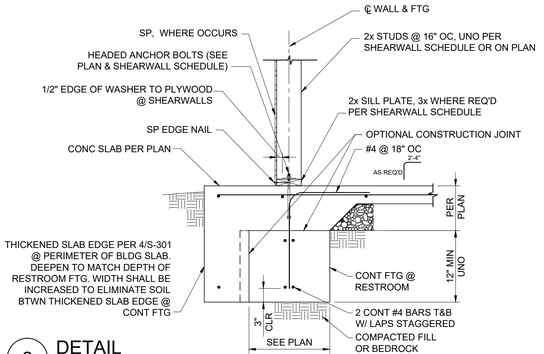
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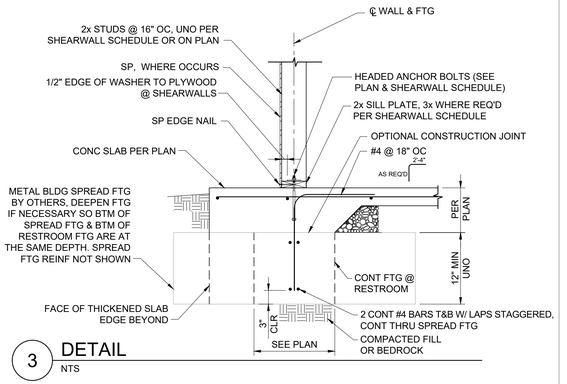
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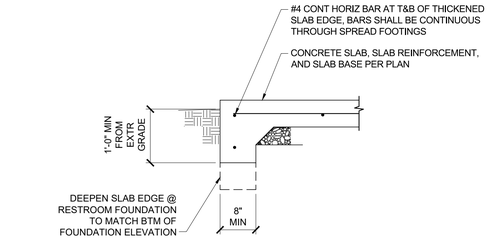
1 DETAIL
3/4"=1'-0"



2 DETAIL
3/4"=1'-0"



3 DETAIL
NTS



THICKENED SLAB EDGE
4 DETAIL
3/4"=1'-0"

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7-7-2025

PUBLISH HISTORY:

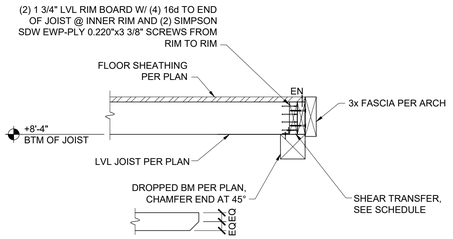
⚠	DATE	PURPOSE
	07.03.25	INITIAL SUBMITTAL

FOUNDATION DETAILS

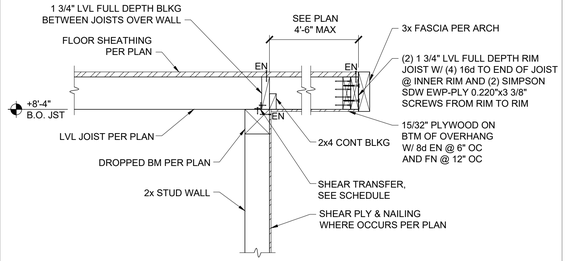
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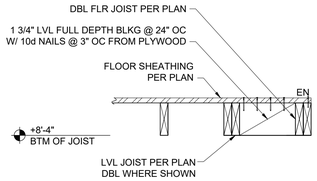
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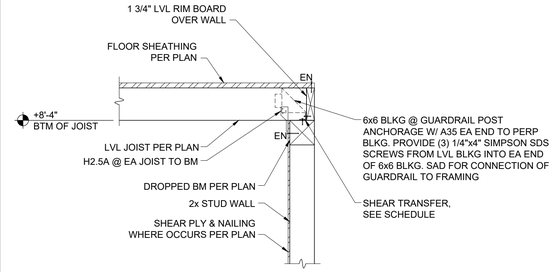
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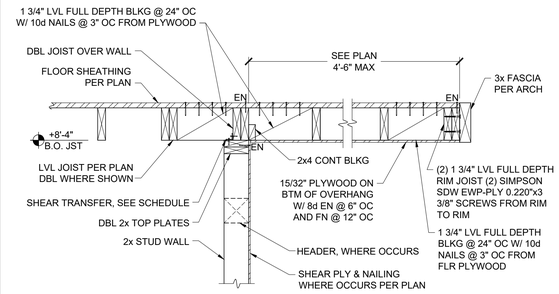
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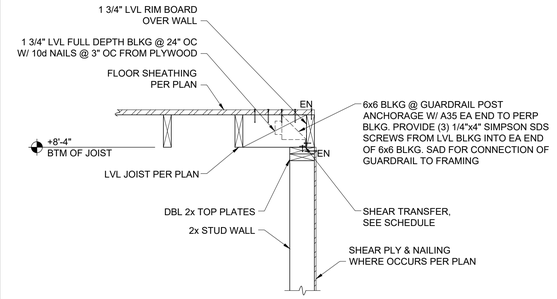
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CITY OF ROSEVILLE CALIFORNIA

Soccer Complex
Maintenance Yard

2600 Westbrook Boulevard
Roseville, CA 95747

WMB Project No. 25-003

MERIDIAN
STRUCTURAL ENGINEERS, INC.
916.365.4740 MSE\JOB# 25-004
1843 IRON POINT ROAD, SUITE 100
FOLSOM, CA 95630

REGISTERED PROFESSIONAL ENGINEER MICHAEL "DOUGLAS" BAKER No. S4721 STRUCTURAL STATE OF CALIFORNIA 7-7-2025

PUBLISH HISTORY:

	DATE	PURPOSE
0	07.03.25	INITIAL SUBMITTAL

FRAMING DETAILS

S-401

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GENERAL PLUMBING NOTES

1. GENERAL PLUMBING NOTES

ALL EQUIPMENT AND MATERIALS USED SHALL BE NEW AND SHALL BE EQUAL IN QUALITY, TYPE, CAPACITY AND ACCESSORIES TO THE EQUIPMENT NOTED ON THE DRAWINGS. ADJUSTMENTS TO CONSTRUCTION AND ACCESSORIES OR SUBSTITUTED EQUIPMENT MAY BE REQUIRED TO ACHIEVE THIS EQUALITY, AND SHALL BE INCLUDED AT NO EXTRA COST TO THE OWNER. MAKE ANY CHANGES IN PIPING, FRAMING, ELECTRICAL, ETC., AS REQUIRED TO ACCOMMODATE SUBSTITUTED EQUIPMENT.

ALL PLUMBING FIXTURES, PIPES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN 2022 CA PLUMBING CODE TABLE 1701.1 AND 2022 CA GREEN BUILDING STANDARDS CODE CHAPTER 6 PER 2022 CA GREEN BUILDING STANDARDS CODE SECTION 5.303.6.

INSTALL ALL EQUIPMENT AND MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES. APPLICABLE CODES SHALL INCLUDE, BUT NOT BE LIMITED TO THE 2022 EDITIONS OF THE CA MECHANICAL CODE, CA PLUMBING CODE, CA FIRE CODE, AND CA CODE OF REGULATIONS (CCR) TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS. WHERE HEAVIER GAGES OF MATERIAL, LARGER SIZES OR MORE STRINGENT REQUIREMENTS THAN THE CODES ARE REQUIRED BY THE CONTRACT DOCUMENTS, SUCH INCREASED REQUIREMENTS SHALL APPLY.

UNLESS SUBMITTED ELECTRONICALLY, PROVIDE SIX COPIES OF SUBMITTALS WITH MANUFACTURER'S OPERATING AND MAINTENANCE DATA FOR ALL ITEMS OF EQUIPMENT INSTALLED. INDICATE THE EXACT MODEL(S) OF EQUIPMENT. WHERE THE MANUFACTURER'S DATA INCLUDES MODELS OTHER THAN THOSE INSTALLED, BIND THE INFORMATION IN 3 RING BINDERS, WITH DIFFERENT TYPES OF EQUIPMENT INDEXED. PROVIDE A SHEET INDICATING THE CONTRACTOR'S (AND SUBCONTRACTOR'S) NAMES, ADDRESSES AND TELEPHONE NUMBERS. INCLUDE ALSO THE PREFERRED SOURCES OF SPARE PARTS FOR THE EQUIPMENT INSTALLED, INCLUDING ADDRESSES, TELEPHONE NUMBERS, ETC.

CONTRACTOR SHALL VERIFY ALL WORK CONDITIONS, PRIOR TO COMMENCING WORK, INCLUDING, BUT NOT LIMITED TO: PIPING SIZES, INVERT ELEVATIONS, POINTS OF CONNECTION, FIXTURES AND EQUIPMENT, STRUCTURAL ELEMENTS AND MATERIALS INDICATED AS EXISTING, AS WELL AS THE COORDINATED INSTALLATION OF ALL NEW WORK, MATERIALS, EQUIPMENT, ETC. VERIFY THE LOCATION AND REQUIRED PIPING CONNECTIONS OF ALL HVAC OR OTHER MECHANICAL EQUIPMENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO TRENCHING OR COMMENCING OTHER WORK. CONTRACTOR SHALL VERIFY SIZE OF EXISTING GAS METER IS ADEQUATE WITH PG&E BEFORE STARTING CONSTRUCTION.

MECHANICAL EQUIPMENT AND IDENTIFICATION TAGS SHOWN ON DRAWINGS ARE FOR THE COORDINATION OF UTILITIES ONLY, REFER TO MECHANICAL DRAWINGS FOR EQUIPMENT SPECIFICATIONS.

ALL FIELD TESTS SHALL BE OBSERVED BY THE AUTHORITY HAVING JURISDICTION.

2. GAS PIPING

MATERIALS:
BLACK STEEL, ASTM A-53, WITH MALLEABLE STEEL FITTINGS. PIPE SHALL BE COATED. PIPE SIZES 2½" AND OVER SHALL HAVE WELDED JOINTS, SIZES 2" AND SMALLER MAY BE THREADED OR WELDED, AT CONTRACTOR'S OPTION, EXCEPT THAT ALL PIPING UNDERGROUND SHALL BE WELDED REGARDLESS OF SIZE. CONTRACTOR MAY USE POLYETHYLENE PIPING WITH TRACE WIRE FOR UNDERGROUND PIPING ONLY.

INSTALLATION NOTES:
WRAP UNDERGROUND COUPLINGS IN 6MIL TAPE. PAINT ALL EXPOSED PIPING WITH RUST INHIBITING PAINT. GAS PIPING BELOW GRADE SHALL BE WRAPPED AS DESCRIBED FOR WATER PIPING, OR, AT CONTRACTOR'S OPTION, MAY HAVE EXTRU-COAT OR SIMILAR COVERING. ALL FIELD JOINTS SHALL BE WRAPPED AS FOR BARE PIPING JOINTS. PLACE EXTRU-COAT GAS PIPING IN A SAND OR SIEVED EARTH BED, WITH SIMILAR COVERING TO A LEVEL OF 4" ABOVE TOP OF PIPE.

TESTING:
PRESSURE TEST ALL GAS PIPING FOR TWO HOURS AT 60 PSIG OR HIGHER. FIND LEAKS USING SOAP AND WATER OR SIMILAR MATERIALS AT ALL JOINTS. REPAIR ANY LEAKS FOUND BY REMAKING THE JOINT. DO NOT USE CAULKING OR SIMILAR METHODS TO CORRECT LEAKS. RETEST AFTER REPAIRING LEAKS. UPON REPAIRING ANY LEAKS FOUND, RETEST THAT PORTION OF THE SYSTEM AS DESCRIBED ABOVE.

3. SANITARY SEWER, STORM WATER, VENT PIPING

MATERIALS:
SANITARY SEWER AND VENT: POLY VINYL CHLORIDE (PVC) OR ACRYLONITRILE-BUTADIENE-STYRENE (ABS) PLASTIC PIPE. ALL PIPE, COUPLINGS AND FITTINGS SHALL BE MANUFACTURED OF MATERIAL CONFORMING TO ASTM D1785, D2661, D2665, D1680, F628, SOLVENT CEMENT FOR PLASTIC PIPE SHALL CONFORM TO ASTM D2564, D2235, D3138. PLASTIC PIPING SHALL NOT BE USED IN PLENUMS.

SANITARY SEWER AND VENT EXPOSED OR IN RETURN AIR PLENUM OR SANITARY SEWER FROM URINALS: CAST IRON SOIL PIPE AND FITTINGS, ASPHALTIC COATED, CONFORMING TO CAST IRON SOIL PIPE INSTITUTE STANDARD "301" AND SO STAMPED. JOINTS SHALL BE HUBLESS PIPE AND FITTINGS SHALL CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE CAST IRON SOIL PIPE INSTITUTE STANDARD 310 AND LOCAL CODE REQUIREMENTS. HUBLESS COUPLING GASKETS SHALL CONFORM TO ASTM STANDARD B302, B306, C564.

STORM WATER ABOVE GROUND SANITARY SEWER: SERVICE WEIGHT CAST IRON SOIL PIPE AND FITTINGS, NO-HUB OR EQUAL, OR SCHEDULE 40 GALVANIZED STEEL PIPE WITH BLACK CAST IRON DRAINAGE FITTINGS.

INSTALLATION NOTES:
CAREFULLY GRADE ALL SANITARY SEWER PIPING TO ENSURE A UNIFORM SLOPE IS ACHIEVED, WITHOUT ANY DIPS OR HIGH POINTS IN THE PIPING. UNLESS OTHERWISE NOTED, UNDER SLAB SANITARY SEWER PIPING SHALL BE SLOPED AT ¼" PER FOOT.

CAREFULLY TRENCH FOR ALL UNDERGROUND PIPING, AVOID OTHER UTILITIES, AND REPAIR ANY DAMAGES CAUSED BY THE WORK OF THIS CONTRACT. PROVIDE PROPER SHORING FOR ALL DEEP TRENCHES, AS REQUIRED BY THE SAFETY REGULATIONS OF THE STATE, AND BY OSHA. PROVIDE ALL REQUIRED BARRICADES, WARNING SIGNS, ETC. CAP ALL PIPING ENDS AT THE CLOSE OF THE DAY'S WORK TO PREVENT ENTRY OF FOREIGN MATERIALS. FLUSH PIPING OF ALL DEBRIS BEFORE CONNECTING TO FIXTURES.

EMBED ALL UNDERGROUND PIPING, IN SIEVED EARTH FOR A DEPTH OF 4" ABOVE THE PIPE, 12" MIN. COVER. SMOOTH THE TRENCHING BELOW THE PIPING FREE FROM ANY ROCKS OR SIMILAR OBSTRUCTIONS AND PROVIDE SPACE FOR BELLS OR MECHANICAL JOINTS FOR ALL SANITARY SEWER PIPING. LATERALLY BRACE PIPING TO PREVENT PIPE MOTION DURING BACK FILLING OPERATIONS. PROVIDE TRAPS FOR ALL FIXTURES. TRAPS FOR SINKS AND LAVATORIES SHALL BE BRASS, 17 GAGE MINIMUM THICKNESS WITH INTEGRAL CLEANOUT MODEL DEERBORN BRASS OR SIMILAR.

CLEANOUT FITTINGS SHALL BE NOT LESS IN SIZE: 1½" PIPE-1½" CLEANOUT, 2" PIPE-1½" CLEANOUT, 2½" PIPE-2½" CLEANOUT, 3" PIPE-2½" CLEANOUT, 4" AND LARGER PIPE-3½" CLEANOUT. WALL CLEAN OUT: WADE 8480-C CLEANOUT TEE W/ WALL ACCESS COVER, DURA-COATED CAST IRON BODY, GAS AND WATER TIGHT BRONZE PLUG AND STAINLESS STEEL WALL ACCESS COVER WITH SECURING SCREW. FLOOR CLEAN OUT: WADE 6000-5TD GAS AND WATER-TIGHT TAPERED THREADED PLUG AND ROUND POLISHED NICKEL BRONZE SCORIATED ADJUSTABLE TOP.

PROVIDE WALL OR FLOOR CLEANOUT AT END OF ALL BRANCH FIXTURE RUNS.

PER CPC 906.2 EACH VENT SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. ABS AND PVC PIPING EXPOSED TO SUNLIGHT SHALL BE PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT.

PROVIDE WRAP ON SANITARY PIPING UNDER ACCESSIBLE PLUMBING FIXTURES. PLUMBEREX "PRO-EXTREME" ONE-PIECE PROTECTOR WITH FULL ROTATION OPTION, AND 3-M DUAL LOCK FASTENERS SECURED WITH SELF LOCKING NYLON STRAPS. INSULATE RAIN WATER CONDUCTORS WHICH PASS THROUGH OCCUPIED AREAS WITH ½" THICK FIBERGLASS.

TESTING:
TEST ALL SANITARY SEWER PIPING FOR 8 HOURS BY CAPPING OR PLUGGING ALL JOINTS TO A LEVEL OF THE HIGHEST FIXTURE OR FITTING, FILLING THE SYSTEM WITH WATER, AND OBSERVING FOR LEAKS. TEST UNDERGROUND SECTION OF PIPE WITH A RISER TO ACHIEVE THE PRESSURE EQUIVALENT TO THE HIGHEST FIXTURE OR FITTING. REPAIR ANY LEAKS FOUND BY REMAKING THE JOINT. DO NOT USE CAULKING OR SIMILAR METHODS TO CORRECT LEAKS. UPON REPAIRING ANY LEAKS FOUND, RETEST THAT PORTION OF THE SYSTEM AS DESCRIBED ABOVE.

4. DOMESTIC WATER

DESCRIPTION:
TYPE K BELOW GRADE, TYPE L ABOVE GRADE, COPPER TUBING, HARD-TEMPER, WITH WROUGHT COPPER FITTINGS. SOLDERING / BRAZING MATERIAL SHALL BE LEAD FREE, SILVER SOLDER BELOW GRADE, 95-5 OR SIMILAR PLASTIC SLEEVE ALL UNDERGROUND PIPES. CAPPED OR PLUGGED OUTLETS SHALL BE SCHEDULE 40 SCREWED BRASS PIPING SHALL BE ASTM B42, B75, B88.

PEX PIPING: IF SUBSTITUTED, CONTRACTOR SHALL PROVIDE REVISED PIPING PLAN AND CALCULATIONS BASED UPON MANUFACTURERS RECOMMENDATIONS. PIPING SHALL BE PEX-A, ASTM F876, F877 PER TABLE 604.1.

CPVC PIPING: IF SUBSTITUTED, CONTRACTOR SHALL PROVIDE REVISED PIPING PLAN AND CALCULATIONS BASED UPON MANUFACTURERS RECOMMENDATIONS. PIPING SHALL BE ASTM D1785, D2564, D2846, F441 AND F438 SCHEDULE 40 PER TABLE 604.1.

INSTALLATION NOTES:
SLOPE ALL WATER PIPING TO ELIMINATE AIR.

PROVIDE WATER HAMMER ARRESTORS, AT END OF HOT AND COLD WATER BRANCHES SERVING QUICK ACTION VALVES, I.E. FLUSH VALVES, CLOTHES WASHERS, ETC. FIXTURES. A MECHANICAL SHOCK ABSORBER MAY BE UTILIZED FOR A BATTERY OF FIXTURES, PROVIDED THE ABSORBER IS SIZED FOR THE MAIN LINE SERVING THE BATTERY OF FIXTURES, SIMILAR TO PPP MODEL SC150.

PER CPC 609.9.2 CHLORINATE ALL NEW WATER PIPING FOR A PERIOD OF 24 HOURS, BY CHARGING WITH A CHLORINE SOLUTION TO ACHIEVE A 50 PPM STRENGTH AT THE FIXTURE FURTHEST FROM THE POINT OF APPLICATION. UPON COMPLETION OF CHLORINATION, FLUSH ALL PIPING UNTIL NO CHLORINE CAN BE DETECTED BY TASTE. AFTER CHLORINATION AND ALL TESTING HAS BEEN COMPLETED, CLEAN ALL FIXTURE STRAINERS.

PROVIDE STOPS FOR ALL FIXTURES. STOPS SHALL HAVE THREADED INLETS, SIMILAR TO NIBCO T-115-A. STOPS WITH BRAZED, SOLDERED OR COMPRESSION INLET CONNECTIONS WILL NOT BE ALLOWED. PROVIDE 3 WAY HW ANGLE STOP FOR DISHWASHER.

PROVIDE ELBOWS AT ALL PIPING PENETRATIONS OF WALLS TO STOPS. ELBOWS SHALL HAVE NAILING EARS AND SHALL BE SECURELY FASTENED TO THE STRUCTURE. NIPPLES THROUGH THE WALLS SHALL BE IPS WEIGHT THREADED COPPER OR BRASS.

PROVIDE WRAP ON HOT AND COLD WATER PIPING UNDER ACCESSIBLE PLUMBING FIXTURES. PLUMBEREX "PRO-EXTREME" ONE-PIECE PROTECTOR WITH FULL ROTATION OPTION AND 3-M DUAL LOCK FASTENERS SECURED WITH SELF LOCKING NYLON STRAPS. WRAP ALL HOT WATER SUPPLY AND RETURN PIPING WITH K-FLEX INSUL-TUBE, FLEXIBLE ELASTOMERIC CLOSED-CELL THERMAL INSULATION OR EQUAL. FOR PIPE SIZES LESS THAN 1", INSULATION THICKNESS SHALL BE 1". FOR PIPE SIZES 1" AND LESS THAN OR EQUAL TO 1½", INSULATION THICKNESS SHALL BE 1½". FOR PIPE SIZES 2" AND GREATER, INSULATION THICKNESS SHALL BE 2". INSULATION HAS A FLAME-SPREAD INDEX OF LESS THAN 25 AND A SMOKE-DEVELOPED INDEX OF LESS THAN 50. TAPE ALL BUTTED JOINTS WITH TAPE AS RECOMMENDED BY THE MANUFACTURER. USE ENLARGED SECTIONS AT FITTINGS, WHERE REQUIRED, AND MITERED JOINTS AT ELBOWS, ETC.

TESTING:
TEST ALL WASTE AND VENT PIPING FOR A PERIOD OF NOT LESS THAN 2 HOURS BY CAPPING OR PLUGGING ALL JOINTS TO A LEVEL OF THE HIGHEST FIXTURE OR FITTING, FILLING THE SYSTEM WITH WATER, AND OBSERVING FOR LEAKS. TEST UNDERGROUND SECTION OF PIPE WITH A RISER TO ACHIEVE THE PRESSURE EQUIVALENT TO THE HIGHEST FIXTURE OR FITTING. TEST WATER PIPING WITH AIR AT 100 PSIG FOR EIGHT HOURS, OBSERVING FOR ANY VISIBLE LEAKS. TEST PIPING AGAIN WITH FIXTURES INSTALLED AT 60 PSIG. REPAIR ANY LEAKS FOUND BY REMAKING THE JOINT. DO NOT USE CAULKING, LEAD OR SIMILAR METHODS TO CORRECT LEAKS. UPON REPAIRING ANY LEAKS FOUND, RETEST.

5. CONDENSATE

DESCRIPTION:
TYPE DWV COPPER TUBING AND FITTINGS FOR ROOF APPLICATIONS (PVC PIPING WILL ONLY BE ACCEPTABLE INDOORS EXCEPT IN RETURN AIR PLENUMS)

INSTALLATION NOTES:
ROUTE CONDENSATE PIPING FROM EQUIPMENT TO NEAREST APPROVED RECEPTOR. ALL CONDENSATE SYSTEMS SHALL TERMINATE INTO THE STORM DRAINAGE SYSTEM, UNLESS NOTED OTHERWISE, AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES. CONNECT TO EQUIPMENT COMPLETE WITH VENTED P-TRAP.

6. ALL PIPING

INSTALLATION NOTES:
PROVIDE PERMANENT CLEVIS TYPE HANGERS FOR ALL PIPING. WIRE, ROPE, WOOD BLOCKING OR PERFORATED METAL TAPE WILL NOT BE ACCEPTED. PROVIDE PLASTIC WRAPPING OF PIPE WHERE DISSIMILAR METALS OCCUR, SUCH AS BETWEEN COPPER AND IRON PIPING AND SUPPORTS.

PROVIDE CHROME PLATED ESCUTCHEON PLATES ON ALL PIPES PASSING THROUGH WALLS OR CEILINGS. ALL EXPOSED PIPING SHALL BE CHROME PLATED.

CATHODIC PROTECTION: WRAP ALL COPPER OR STEEL WATER PIPING UNDER FLOOR OR BELOW GRADE WITH TWO LAYERS OF PABCO-WRAP, OR SIMILAR MATERIALS, INCLUDING ALL JOINTS. WRAP WATER, WASTE AND GAS PIPING THROUGH THE FLOOR SLAB WITH ½" THICK FIBERGLASS, 2" ABOVE AND BELOW THE SLAB SURFACES.

7. ONLY PERMITTED PLANS SHALL BE USED FOR CONSTRUCTION OR BIDDING.

PLUMBING LEGEND

SYMBOL / ABBREVIATION	DESCRIPTION	SYMBOL / ABBREVIATION	DESCRIPTION
———	SANITARY SEWER BELOW GRADE/SLAB UNLESS OTHERWISE SPECIFIED	WHA	WATER HAMMER ARRESTOR
GW	GREASE WASTE BELOW GRADE/SLAB UNLESS OTHERWISE SPECIFIED	TP	TRAP PRIMER
- - - - - - - -	VENT PIPING	FD	FLOOR DRAIN
-	COLD WATER PIPING	FS	FLOOR SINK
- - -	HOT WATER PIPING	HB	HOSE BIBB
- - - -	HOT WATER RETURN PIPING	POC	POINT OF CONNECTION
T	TEMPERED WATER PIPING	FF	FINISH FLOOR
G	GAS PIPING - PRESSURE NOTED	CLG	CEILING
CA	COMPRESSED AIR PIPING	UG, UF, UG	UNDER SLAB/FLOOR/GROUND
FS	FIRE SPRINKLER PIPING	IE	INVERT ELEVATION
SD	STORM DRAIN PIPING	TDL	TOTAL DEVELOPED LENGTH
CD	CONDENSATE DRAIN PIPING	(E), EXISTING	EXISTING TO BE FIELD VERIFIED BY CONTRACTOR
P&TR	PRESSURE AND TEMPERATURE RELIEF PIPING	RD, OD	ROOF DRAIN, OVERFLOW DRAIN
	EXISTING PIPING OR FIXTURE TO BE REMOVED	SS, SSD	SANITARY SEWER, SANITARY SEWER DROP
	UNION	GW, GWD	GREASE WASTE, GREASE WASTE DROP
GV	GATE VALVE, IN RISER/DROP	V, VR, VTR	VENT, VENT RISER, VENT THRU ROOF
BV/VB	BALL VALVE IN VALVE BOX	CW, CWD, CWR	COLD WATER, COLD WATER DROP, COLD WATER RISER
CHV	CHECK VALVE	HW, HWD, HWR	HOT WATER, HOT WATER DROP, HOT WATER RISER
BV	BALANCING VALVE	HWR	HOT WATER RETURN
CO, WCO	CLEANOUT, WALL CLEANOUT	NTS	NOT TO SCALE
GCO, FCO	GRADE OR FLOOR CLEAN OUT	TYP	TYPICAL
D	PIPE DROP/ PIPE TEE DROP	NIPC	NOT IN PLUMBING CONTRACT
R	PIPE RISER/ PIPE TEE RISER		

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
	PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL FIXTURES IN THIS SCHEDULE OR THEIR APPROVED EQUIVALENT. REFER TO ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS OF FIXTURES. ALL WATER FIXTURES TO BE LEAD FREE. *FIXTURE COMPLIES WITH CALIFORNIA GREEN BUILDING STANDARDS DIVISION 5.3 FOR WATER EFFICIENCY AND CONSERVATION.
*L-1	LAVATORY: AMERICAN STANDARD #0355.012 LUCERNE, WALL HUNG VITREOUS CHINA, FRONT OVERFLOW, 4" CENTER THREE HOLE PUNCH WITH DELTA #501LF-HGMHDF CHROME PLATED SINGLE LEVER HANDLE FAUCET, 0.5 GPM AERATOR AND METAL GRID DRAIN ASSEMBLY. INSULATE HOT WATER AND WASTE PIPING. UNIT SHALL CONFORM TO ADA AND TITLE 24 REQUIREMENTS FOR ACCESSIBLE INSTALLATIONS.
IWH 1	INSTANTANEOUS WATER HEATER: CHRONOMITE #T-20L/208 INSTANT-FLOW MICRO-LOW FLOW, UNDER LAVATORY MOUNTING, WITH 4.16 KW INPUT AT 208 V/1 PH/60 Hz ELECTRICAL SERVICE, 20 AMPS BREAKER, PRESET AT 104°F LEAVING TEMPERATURE.
*WC-1	ACCESSIBLE WATER CLOSET: AMERICAN STANDARD #2859.128 AFWALL WALL MOUNTED, FLUSH VALVE TYPE, WHITE VITREOUS CHINA, ELONGATED DIRECT-FED SIPHON JET ACTION BOWL, 1.28 GPF, BOLT CAPS, TOP SPUD, MANUAL PISTON-TYPE FLUSH VALVE, TRIP LEVER ON "OPEN" SIDE AND #EH16.0255.SSC OPEN FRONT SEAT LESS COVER. CARRIER FITTING BY ZURN. ALL COMPONENTS SHALL BE WHITE. UNIT SHALL CONFORM TO ADA AND TITLE 24 REQUIREMENTS FOR ACCESSIBLE INSTALLATIONS.
EDF 1	WATER COOLER AND BOTTLE FILLER: HALSS MODEL 1212SF, INDOOR, WALL MOUNTED, HI-LO, FILTERED, SMART ENERGY SAVINGS MODE, VANDAL RESISTANT, UNIVERSAL MOUNTING. 115 V/1 PH/60 Hz ELECTRICAL SERVICE. RATED WATTS: 350W, FLA: 3A.
FD	FLOOR DRAIN: ZURN #Z415-BZ1, 5" DIAMETER NICKEL BRONZE TOP WITH 2" PIPE, AND FLANGE
TP	TRAP PRIMER: SIOUX CHIEF 695 SERIES. INSTALL LEVEL MINIMUM 12" ABOVE FINISHED FLOOR AND WITH VERTICAL LOOP THAT RISES ABOVE THE SUPPLY LINE TEE. PROVIDE 12"X12" ACCESS DOOR FOR CONCEALED UNIT.
S-1	UTILITY SINK: ELKAY MODEL EIC18X18X, ONE COMPARTMENT, STAINLESS STEEL, FREESTANDING, PROFLO FAUCET MODEL PFXC1887, TWO LEVER HANDLES, 8" CENTERS, 1.0 GPM AERATOR, 8" GOOSENECK SPOUT.
IWH 2	INSTANTANEOUS WATER HEATER: CHRONOMITE #T-40L/208 INSTANT-FLOW MICRO-LOW FLOW, UNDER LAVATORY MOUNTING, WITH 8.32 KW INPUT AT 208 V/1 PH/60 Hz ELECTRICAL SERVICE, 40 AMPS BREAKER, PRESET AT 120°F LEAVING TEMPERATURE.
FS	FLOOR SINK: JAY R. SMITH #3140-10 WITH CAST IRON BODY, ENAMELED INTERIOR, 6" DEEP SUMP, FLANGE, ALUMINUM BOTTOM DOME STRAINER, NO GRATE, 2" OUTLET, CAULK JOINT.
HB	HOSE BIBB: ACORN #8121-CR BENT NOSE WITH FLANGE AND INTEGRAL VACUUM BREAKER, ROUGH CHROME FINISH WITH WHEEL HANDLE.

WATER PIPE SIZING CHART

PIPE SIZES CALCULATED BASED ON UPC/CPC APPENDIX A

SIZE: TYPE L COPPER		CW MAX FLOW		CW FIXTURE UNIT VALUES		HW MAX FLOW		HWFU
NOMINAL DIAMETER	INTERNAL DIAMETER	GPM	FPS	FLUSH TANK	FLUSH VALVE	GPM	FPS	HOT WATER
3/8"	0.44	1.3	2.7	0	0	1.3	2.7	0
1/2"	0.545	2.2	3.1	1	0	2.2	3.1	1
3/4"	0.785	5.9	3.9	6	0	5.9	3.9	6
1"	1.025	11.8	4.6	15	0	11.8	4.6	15
1-1/4"	1.265	20.6	5.3	30	0	19.6	5.0	28
1-1/2"	1.505	32.5	5.9	58	15	27.7	5.0	46
2"	1.985	67.3	7.0	210	99	48.2	5.0	119

WATER AND WASTE SERVICE CALCULATIONS

FIXTURE TYPE	NO.	WASTE		COLD WATER		HOT WATER		TOTAL WATER
		FU	TOTAL	FU	TOTAL	FU	TOTAL	FU
DRINKING FOUNTAIN	2	0.5	1	0.5	1	0	0	1
HOSE BIBB	1	0	0	2.5	2.5	0	0	2.5
LAVATORY (SINGLE)	2	1	2	0.75	1.5	0.75	1.5	2
FLOOR DRAIN	1	2	2	0	0	0	0	0
FLOOR SINK RECEPTOR	1	2	2	0	0	0	0	0
SINK	2	2	4	1.125	2.25	1.125	2.25	3
WATER CLOSET, 1.6 FV	2	4	8	5	10	0	0	10
ICE MAKER	1	0	0	0.5	0.5	0	0	0.5
TOTAL FU			19.0		17.8		3.8	19.0
EQUIVALENT COLD WATER FLOW RATE (GPM):						33		
ADDITIONAL DEMAND LOAD (GPM)						0		
PRESSURE AVAILABLE AT MAIN (PSI):						60		
MINIMUM REQUIRED FIXTURE PRESSURE (PSI):						20		
ELEVATION RISE (FT):						3		
METER LOSS (PSI):						3		
BACKFLOW PREVENTER LOSS (PSI):						10		
ADDITIONAL LOSSES (PSI):						0		
EQUIVALENT PIPE LENGTH FROM METER TO MOST REMOTE FIXTURE (FT):						540		
FRICTION LOSS PRESSURE AVAILABLE (PSI):						25.70		
MAXIMUM ALLOWABLE FRICTION LOSS (PSI/100 FT):						4.76		
WATER FLOW VELOCITY (FPS):						3.47		
CALCULATED FRICTION HEAD LOSS (PSI/100 FT):						1.31		
MINIMUM REQUIRED 'WATER' PIPE SIZE (INCHES):						2		
MINIMUM REQUIRED 'WASTE' PIPE SIZE (INCHES):						3		
(CALCULATIONS PER THE UPC/CPC)								

FIXTURE PIPING CHART

DESCRIPTION	SYMBOL	VENT (IN)	WASTE PIPE (IN)		CW PIPE (IN)		HW PIPE (IN)	
			BRANCH	OUTLET	BRANCH	OUTLET	BRANCH	OUTLET
WATER CLOSET, FV	WC	2	3	3	1¼	1	-	-
LAVATORY	L	1½	2	1½	¾	½	¾	½
SINK	S	1½	2	1½	¾	½	¾	½
FLOOR DRAIN, 2"	FD	2	2	2	-	-	-	-
DRINKING FOUNTAIN	DF	1½	2	1½	¾	½	-	-
FLOOR SINK 2"	FS	2	2	2	-	-	-	-
TRAP PRIMER	TP	-	-	-	½	½	-	-
HOSE BIBB	HB	-	-	-	¾	¾	-	-

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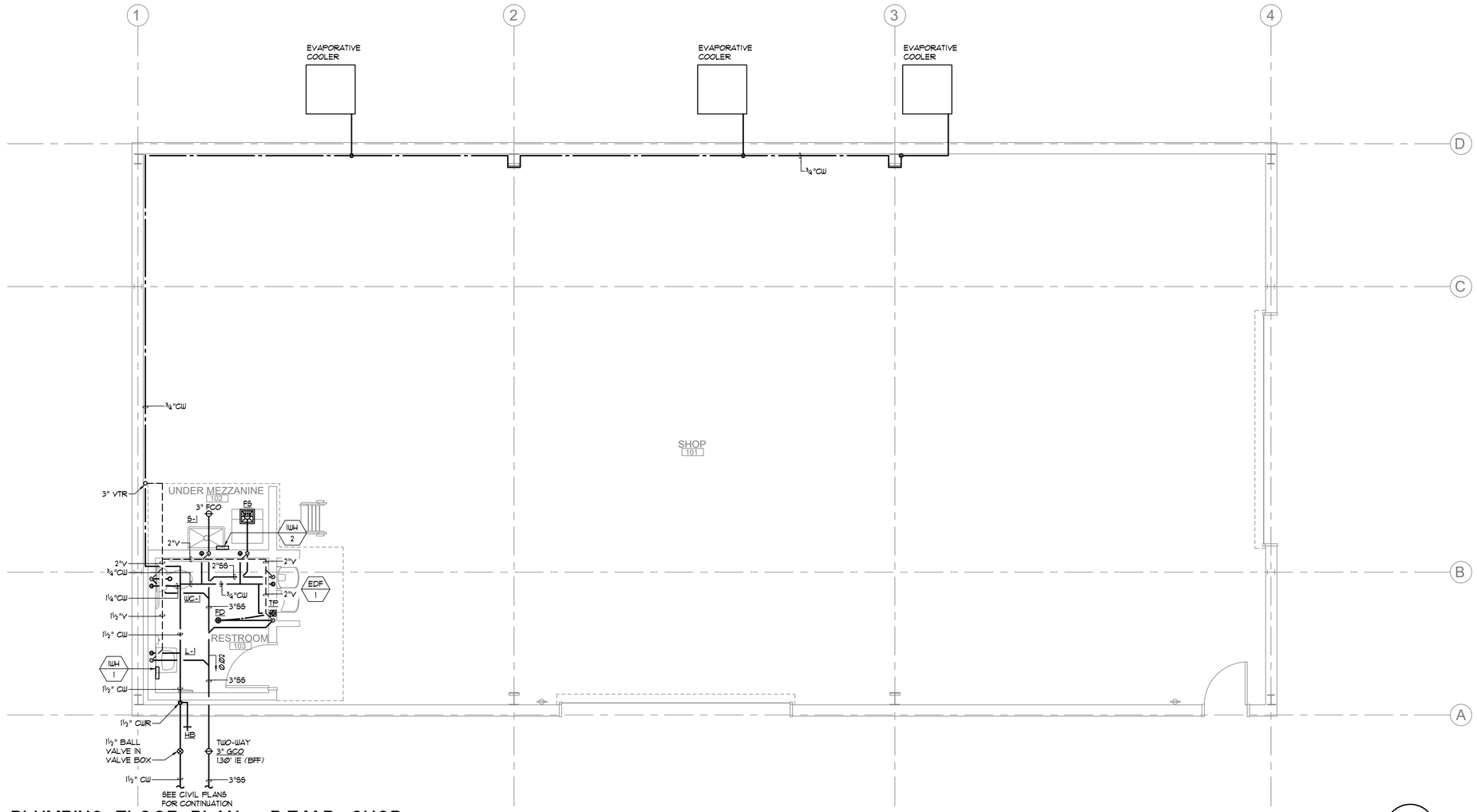
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PLUMBING LEGEND, NOTES, AND SCHEDULES

P1.0

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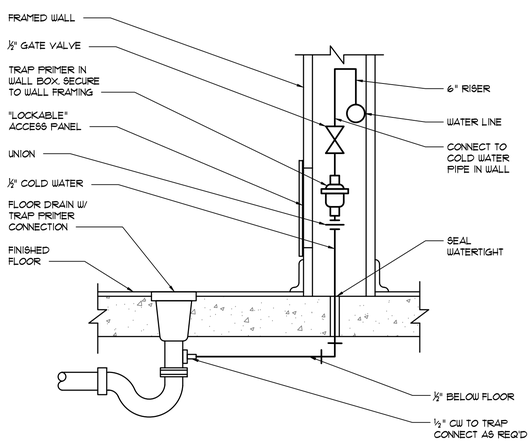


PLUMBING FLOOR PLAN - P.E.M.B. SHOP

SCALE: 1/4" = 1'-0"

1 P2.0

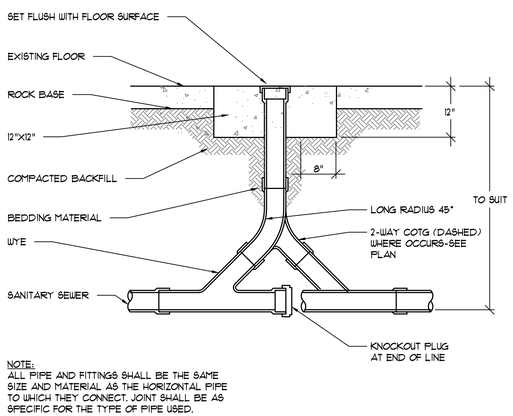
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TRAP PRIMER TO FLOOR DRAIN

SCALE: NONE

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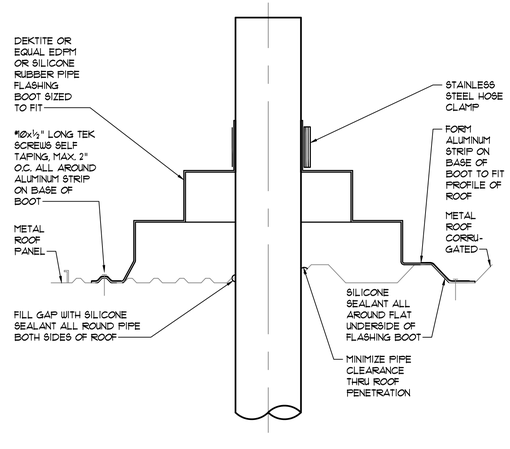


NOTE:
ALL PIPE AND FITTINGS SHALL BE THE SAME SIZE AND MATERIAL AS THE HORIZONTAL PIPE TO WHICH THEY CONNECT. JOINT SHALL BE AS SPECIFIC FOR THE TYPE OF PIPE USED.

CLEAN OUT TO FINISHED FLOOR

SCALE: NONE

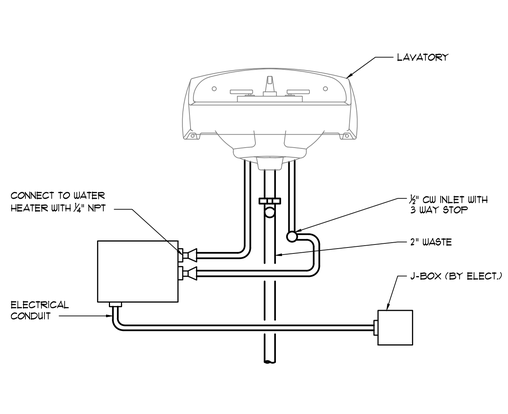
4 P2.0



VENT THRU METAL ROOF

SCALE: NONE

3 P2.0



INSTANTANEOUS WATER HEATER

SCALE: NONE

2 P2.0

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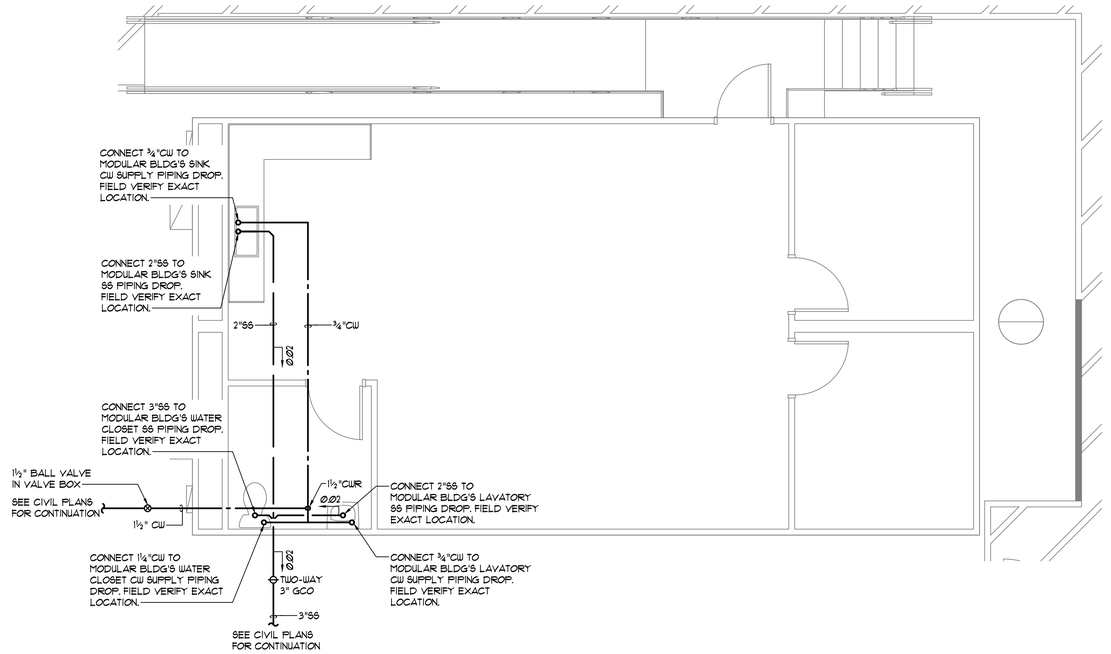
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PLUMBING FLOOR PLAN - P.E.M.B. SHOP

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PLUMBING FLOOR PLAN - MODULAR OFFICES

SCALE: 1/4" = 1'-0"

1 / P2.1

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MECHANICAL
STATE OF CALIFORNIA

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PLUMBING
FLOOR PLAN -
MODULAR OFFICES

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GENERAL MECHANICAL NOTES

1. EQUIPMENT: ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND EQUAL IN QUALITY, TYPE, CAPACITY, EFFICIENCY, AND ACCESSORIES TO THE EQUIPMENT NOTED ON THE DRAWINGS. ADJUSTMENTS TO CONSTRUCTION AND ACCESSORIES ON SUBSTITUTED EQUIPMENT MAY BE REQUIRED TO ACHIEVE THIS EQUALITY, AND SHALL BE INCLUDED AT NO EXTRA COST TO THE OWNER. MAKE ANY CHANGES IN DUCTWORK, PIPING, FRAMING, ELECTRICAL, ETC., AS REQUIRED TO ACCOMMODATE SUBSTITUTED EQUIPMENT.

2. INSTALLATION: INSTALL ALL EQUIPMENT AND MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH EDITION APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
   2022 CALIFORNIA MECHANICAL CODE (CMC)
   2022 CALIFORNIA ENERGY CODE (CEC) INCLUDING LOCAL AMENDMENTS
   CALIFORNIA CODE OF REGULATIONS (CCR)
   2022 CALIFORNIA BUILDING CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24)
   NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
   2022 CALIFORNIA FIRE CODE (CFC)
   2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
   WHERE HEAVIER GAUGES OF MATERIAL, LARGER SIZES OR MORE STRINGENT REQUIREMENTS THAN THE CODES ARE REQUIRED BY THE CONTRACT DOCUMENTS, SUCH INCREASED REQUIREMENTS SHALL APPLY.

3. SHEET METAL DUCTWORK: ALL SHEET METAL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE TO CMC STANDARDS AND SMACNA GUIDELINES WITH THE MORE STRINGENT BEING APPLIED. ALL DUCT JOINTS INCLUDING MECHANICAL FLANGED JOINTS SHALL BE SEALED WITH SILVER TAPE OR ARABOL AND CANVAS. SEAL THE JOINTS OF ALL DUCTS EXPOSED TO THE WEATHER WITH ARABOL AND CANVAS. PROVIDE ALL BRANCH DUCTS WITH VOLUME DAMPERS WITH LOCKING QUADRANTS LOCATED AT LEAST FIVE FEET (5') FROM THE GRILLE OR DIFFUSER SERVED, WITH LONG RADIUS ELBOWS. CONCEALED DAMPERS SHALL HAVE CABLE OPERATED MECHANISMS TO ALLOW ADJUSTMENTS WITH OUT DISTURBING THE STRUCTURE. ALL RECTANGULAR OR ROUND RIGID DUCTS SHALL BE OF SMACNA GAGE GALVANIZED STEEL OR ALUMINUM, UNLESS OTHERWISE NOTED ON THE DRAWINGS. PROVIDE FLAT SEAM CONSTRUCTION FOR ANY DUCTS EXPOSED IN OCCUPIED SPACE. NOTE: ALUMA-FLEX IS NOT ACCEPTABLE IN LIEU OF ROUND RIGID DUCTWORK. ALL DUCT OPENINGS SHALL BE SEALED AGAINST DUST AND DEBRIS UNTIL FINAL START-UP.

4. DUCT SUPPORTS: ALL PIPING AND DUCTWORK SHALL BE SUPPORTED IN ACCORDANCE WITH CMC STANDARDS OR SMACNA SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS. CONTRACTOR SHALL PROVIDE CALCULATIONS FOR SEISMIC SUPPORTS AND RESTRAINTS THAT ARE ACCEPTABLE TO THE REVIEWING AUTHORITY.

5. FLEXIBLE DUCT: FLEXIBLE DUCTS SHALL BE ATCO 30, GENFLEX F29, THERMAFLEX M-KE, OR APPROVED EQUAL. FLEXIBLE DUCTWORK SHALL NOT BE USED WHERE EXPOSED DUCTWORK OCCURS, FIRE RATED WALL, FLOOR OR CEILING ASSEMBLIES EXISTS, AND TEMPERATURES EXCEEDS 250°F. PER 2013 CMC 603.4.1 FACTORY-MADE FLEXIBLE AIR DUCTS SHALL NOT BE MORE THAN 5 FEET IN LENGTH AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS, AND FLEXIBLE AIR DUCTS SHALL BE PERMITTED TO BE USED AS AN ELBOW AT A TERMINAL DEVICE.

6. ALL DUCT SIZES ON PLANS ARE SIZED FOR HARD DUCT.

7. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

8. INSULATION FOR INTERIOR DUCT: INSULATE ALL RIGID SUPPLY AND RETURN DUCTS WITH 1-1/2" THICK, 3/4 PCF DENSITY OUENS CORNING SOFTR OR EQUAL, FIBERGLASS DUCT WRAP, TYPE 75, WITH FOIL REINFORCED KRAFT VAPOR RETARDER FACING. BUTT JOINT PIECES WITH 2" MINIMUM TAP FLAP OVERLAPPING. WHEN IN CONDITIONED SPACE, DUCTS SHALL HAVE R-4.2 INSULATION. WHEN IN UNCONDITIONED SPACE, DUCTS SHALL HAVE R-8.0 INSULATION.

   INSULATION FOR EXTERIOR DUCT: SEAL ALL METAL JOINTS PER SMACNA & CEC, LINE WITH 2" CERTAINTEED TOUGHGARD, RIGID LINER BOARD. TAPE ALL INSULATED INTERIOR JOINTS. INSULATION SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, UV AND PHYSICAL ABRASION. INSULATION EXPOSED TO WEATHER SHALL BE SUITABLE FOR OUTDOOR SERVICE, PROTECTED BY ALUMINUM, SHEET METAL, PAINTED CANVAS, OR PLASTIC COVER. CELLULAR FOAM INSULATION SHALL BE PROTECTED AS ABOVE OR PAINTED WITH A COATING THAT IS WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION. THIS APPLIES TO REFRIGERANT LINE SETS AS WELL. DUCTS SHALL HAVE R-8.0 INSULATION.

9. DUCT LINER: LINE ALL RIGID SUPPLY AND RETURN DUCT DROPS FOR A MINIMUM OF 10' FROM THE UNIT WITH 1" THICK QUENS CORNING QUIETER ACOUSTICS OR EQUAL ACOUSTIC DUCT LINER. INSTALL WITH 100% COVERAGE ADHESIVE COMPLYING WITH ASTM C 916, AND FURTHER APPLY TO BUTTED ENDS. MECHANICAL FASTENERS SHALL BE APPLIED 3" FROM CORNERS AND 12" OC BETWEEN CORNER FASTENERS. ALL DUCT DIMENSIONS ON PLANS ARE CLEAR DIMENSIONS. SEAL BUTT ENDS OF EXPOSED INSULATION IN THE DUCTS WITH MANUFACTURERS RECOMMENDED SEALANT OR ADHESIVE.

10. CONTROLS: HEATING AND COOLING CONTROLS SHALL COMPLY WITH 2022 CEC, SUBCHAPTER 3, SECTION 120.2. ALL CONTROLS AND CONTROL WIRING ARE NOT SPECIFICALLY SHOWN BUT ARE REQUIRED FOR A COMPLETE AND WORKABLE SYSTEM AND SHALL BE SUPPLIED BY THE CONTRACTOR AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER.

11. TESTING: ALL AIR SYSTEMS SHALL BE BALANCED BY A TRAINED MECHANICAL CONTRACTOR, USING AABC, SMACNA, OR NEBB PROCEDURES. AIR QUANTITIES SHALL BE ADJUSTED TO NOT MORE THAN 10% ABOVE OR 0% BELOW THE QUANTITIES SHOWN ON THE DRAWINGS. CONTRACTOR SHALL SUBMIT A COMPLETE AIR BALANCE REPORT INDICATING, AS A MINIMUM, THE AIR DELIVERY FOR EACH DIFFUSER, THE FINAL OPERATING DATA FOR THE SYSTEMS AND THE AIR CONDITIONING UNITS.

12. SUBMITTALS: SUBMIT FOR APPROVAL COPIES OF COMPLETE SUBMITTAL DATA ON SPECIFIED AND PROPOSED EQUIPMENT AND MATERIALS. SUBMITTALS SHALL INCLUDE EQUIPMENT SIZES, CAPACITY, MOTOR LOCATIONS, PERFORMANCE CURVES AND OTHER PERTINENT DATA. EACH SUBMITTAL SHALL INCLUDE IDENTIFICATION TAGS OR SYMBOLS TO MATCH THOSE ON DRAWINGS. PARTIAL SUBMITTALS OR SUBMITTALS WHICH ARE NOT MARKED WITH EQUIPMENT TAGS OR PERFORMANCE DATA WILL BE REJECTED. EQUIPMENT THAT IS NOT SUBMITTED IS TO BE USED AT THE CONTRACTORS OWN RISK REGARDLESS OF BRAND OR MODEL USED.

13. EQUIPMENT IDENTIFICATION: PROVIDE PERMANENT ENGRAVED PLASTIC NAME PLATED FOR ALL EQUIPMENT INSTALLED, INDICATING THE PLAN DESIGNATION OF THE UNIT (AC-1, REF, ETC.) AND ALSO THE BUILDING AREA SERVED (CLASSROOMS 2-4, CONFERENCE ROOM, ETC.). STAMPED METAL TAPES APPLIED WITH SELF-CONTAINED ADHESIVE WILL NOT BE ACCEPTABLE. GLUE TO THE INSIDE COVER OF THE COMPRESSOR ACCESS PANEL, A COPY OF THE EQUIPMENT NAMEPLATE SUBMITTAL DATA.

14. CONTRACTOR SHALL VERIFY ALL WORK CONDITIONS PRIOR TO COMMENCING WORK, INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, EQUIPMENT, STRUCTURAL ELEMENTS AND MATERIALS INDICATED AS EXISTING, AS WELL AS THE COORDINATED INSTALLATION OF ALL NEW WORK, MATERIALS, EQUIPMENT, ETC. COORDINATE THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT WITH THE STRUCTURAL ENGINEER.

15. CONTRACTOR SHALL FIELD COORDINATE TERMINATION OF ENVIRONMENTAL AIR DUCT EXHAUST SO THAT THEY TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE, 10 FEET FROM A FORCED AIR INLET, 10 FEET ABOVE A PUBLIC WALKWAY, AND 3 FEET FROM OPENINGS INTO THE BUILDING, AND DO NOT DISCHARGE ONTO A PUBLIC WALKWAY (2022 CMC 502.2.1).

16. SUBMITTAL NOTE: MECHANICAL SYSTEMS DESIGN REFLECT EQUIPMENT SPECIFIED. WHEN EQUIPMENT SUBSTITUTIONS OCCUR AND DUCT DESIGN, DUCT DROPS, GAS INPUT, AND ELECTRICAL SERVICE VARIES FROM THAT SPECIFIED, THEN IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR FOR ALL ADDITIONAL ENGINEERING FEES AND OTHER DISCIPLINE CHANGE ORDERS (STRUCTURAL, ELECTRICAL, ARCHITECTURAL, PLUMBING, ETC.) WHEN SUBSTITUTED EQUIPMENT IS USED, AND SHALL BE AT NO EXTRA COST TO THE OWNER.

17. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE MADE AVAILABLE TO THE BUILDING INSPECTOR AT THE TIME OF INSPECTION.

18. ONLY PERMITTED PLANS SHALL BE USED FOR CONSTRUCTION OR BIDDING.

MINIMUM VENTILATION CALCULATION

ROOM	AREA (SF)	MINIMUM VENTILATION RATE (CFM/ SF)	MINIMUM REQ'D VENTILATION (CFM)
STORAGE	3032	0.15	455
		TOTAL MINIMUM REQUIRED VENTILATION	455

MINIMUM EXHAUST CALCULATION

ROOM	AREA (SF)	MINIMUM EXHAUST RATE (CFM/ SF)	MINIMUM REQ'D EXHAUST (CFM)
STORAGE	3032	1.50	4550
		TOTAL MINIMUM REQUIRED EXHAUST	4550

MECHANICAL LEGEND

SYMBOL / ABBREVIATION	DESCRIPTION	SYMBOL / ABBREVIATION	DESCRIPTION
R	DUCT RISE	DUCT DEMO	
D	DUCT DROP	U/C	UNDERCUT DOOR
OSA	OUTSIDE AIR	D/L	DOOR LOUVER
SA	SUPPLY AIR	OSA	OUTSIDE AIR
RA	RETURN AIR	ø	DIAMETER OR PHASE
EXH	EXHAUST AIR	ABC	ABOVE CEILING
BD	BALANCE DAMPER	CLG	CEILING
12xØ	DUCT (WxH)	AP	ACCESS PANEL
12xØL	ACOUSTICAL LINED DUCTING	CFM	CUBIC FEET PER MINUTE
	DUCT TRANSITION	(E), EXISTING	EXISTING TO BE FIELD VERIFIED BY CONTRACTOR
	SUPPLY, RETURN, EXHAUST RISER	FA, TA	FROM ABOVE, TO ABOVE
TSHC	THERMOSTAT, SENSOR, HUMIDISTAT, CO2	FB, TB	FROM BELOW, TO BELOW
R	RELOCATE, EXTEND/SHORTEN DUCT AS REQUIRED	AFF	ABOVE FINISHED FLOOR
POC	POINT OF CONNECTION	FF	FINISHED FLOOR
M	MOTORIZED DAMPER	/FT	PER FOOT
F	RADIATION FIRE DAMPER	NIMC	NOT IN MECHANICAL CONTRACT
FS	FIRE SMOKE DAMPER	NTS	NOT TO SCALE
SD	DUCT SMOKE DETECTOR	OBD	OPPOSED BLADE DAMPER
	AIRFLOW (OUTLET ARROW)	REF	REFERENCE
	AIRFLOW (INLET ARROW)	TYP	TYPICAL

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
	COOLING CAPACITIES ARE BASED AT 105°F. AMB., 80°F. DB, 67°F. WB, ENTERING AIR TEMPERATURE. HEATING CAPACITIES ARE BASED AT 30°F. SUBSTITUTIONS ALLOWED FOR MANUFACTURERS AND MODELS SIMILAR IN QUALITY AND CAPACITY. PROVIDE MERV 13 FILTERS IN ALL COOLING AND HEATING EQUIPMENT. **FAULT DETECTION AND DIAGNOSTIC CAPABILITY IS REQUIRED FOR ALL NEW DX EQUIPMENT PER CALIFORNIA TITLE 24 SECTION 120.2.
EC 1	EVAPORATIVE COOLER, SIDE DISCHARGE MANUFACTURER AND MODEL: CHAMPION 35 SD OR EQUAL AIR FLOW: 7,148 CFM AT 0.3" S.P. ELECTRICAL SERVICE: 208 V/1 PH/60 HZ CONTROL: TIME CLOCK MOTOR: 2 HP, 13.2 A WEIGHT: 410 LBS
EC 2, EC 3	EVAPORATIVE COOLER, SIDE DISCHARGE MANUFACTURER AND MODEL: CHAMPION 35 SD OR EQUAL AIR FLOW: 7,148 CFM AT 0.3" S.P. ELECTRICAL SERVICE: 208 V/1 PH/60 HZ CONTROL: WALL THERMOSTAT MOTOR: 2 HP, 13.2 A WEIGHT: 410 LBS
WEF 1, WEF 2	SIDEWALL EXHAUST FAN MANUFACTURER AND MODEL: GREENHECK AER-30-02-0315-VG OR EQUAL AIR FLOW SETTING: 2215 CFM AT 0.25 S.P. ELECTRICAL SERVICE: 120 V/1 PH/60 HZ CONTROL: INTERLOCK WITH EC-1 OPERATION MOTOR TYPE: DIRECT DRIVE MOTOR SIZE: 1 HP NEC FLA: 13 A MCA: 16.2 A MOCP: 25 A IMPELLER DIAMETER: 30-1/8" DIRECT TO WALL RECOMMENDED WALL OPENING: 32-1/8" SQUARE WEIGHT: 95 FURNISH: WALL HOUSING, BACKDRAFT DAMPER, EC MOTOR, DISCONNECT SWITCH.
CEF 1	CEILING EXHAUST FAN MANUFACTURER AND MODEL: GREENHECK SP-B90 OR EQUAL AIR FLOW SETTING: 710 CFM AT 0.26" S.P. ELECTRICAL SERVICE: 120 V/1 PH/60 HZ. WATTS: 21 NEC FLA: 0.19 A MCA: 0.2 A MOCP: 15 A CONTROL: WITH ROOM LIGHTS WEIGHT: 10 LBS FURNISH: BACKDRAFT DAMPER, INTERCONNECTING DUCT, INHERENT THERMAL MOTOR PROTECTION, WALLCAP, TIME-DELAY SWITCH, SPEED CONTROLLER ON CASING.

DUCT SMOKE DETECTOR NOTES

SMOKE DETECTORS FOR THE FOLLOWING EQUIPMENT ARE NOT REQUIRED PER 2022 CMC 609.1 EXCEPTION 2: AUTOMATIC SHUTOFF IS NOT REQUIRED WHEN ALL OCCUPIED ROOMS SERVED BY THE AIR-HANDLING EQUIPMENT HAVE DIRECT EXIT TO THE EXTERIOR AND THE TRAVEL DISTANCE DOES NOT EXCEED 100 FEET.

EC 1, EC 2, EC 3

EXCEPTION FROM PROVIDING SPACE HEATING

PER 2022 CBC,

120.1 EQUIPMENT AND SYSTEMS. INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE HEATING SYSTEMS CAPABLE OF MAINTAIN INDOOR TEMPERATURE NOT LESS THAN 68°F AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY.
EXCEPTIONS:
1. SPACE HEAING SYSTEMS ARE NOT REQUIRED FOR:
11. INTERIOR SPACES WHERE THE PRIMARY PURPOSE OF THE SPACE IS NOT ASSOCIATED WITH HUMAN COMFORT.
12. GROUP F, H, S OR U OCCUPANCIES.

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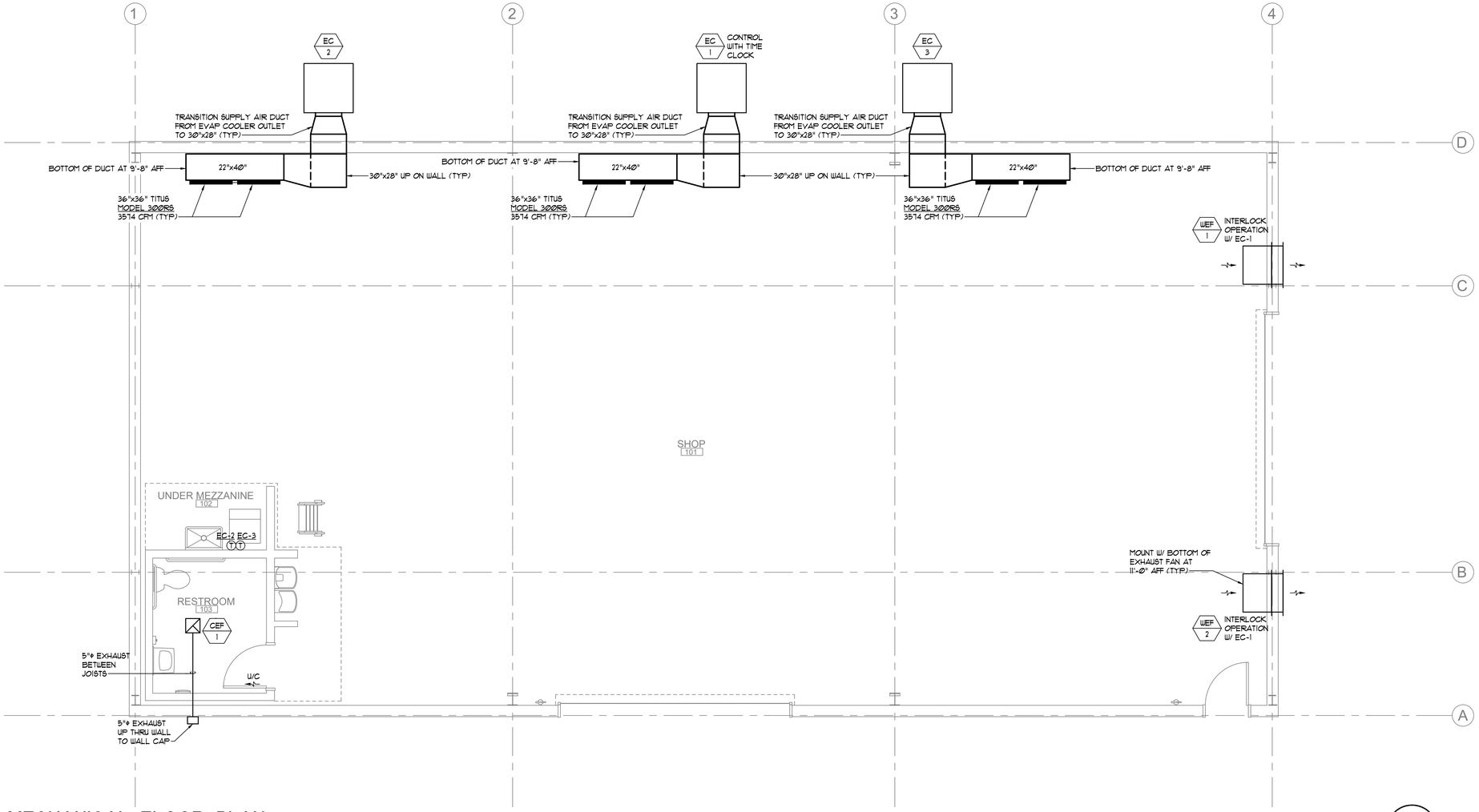
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MECHANICAL LEGEND, NOTES, AND SCHEDULES

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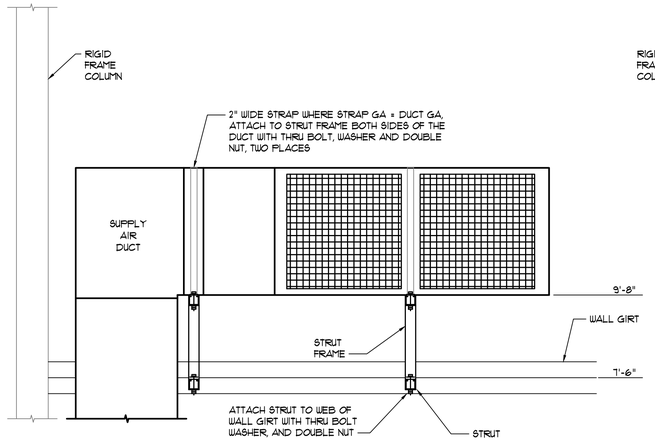


MECHANICAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 / M2.0

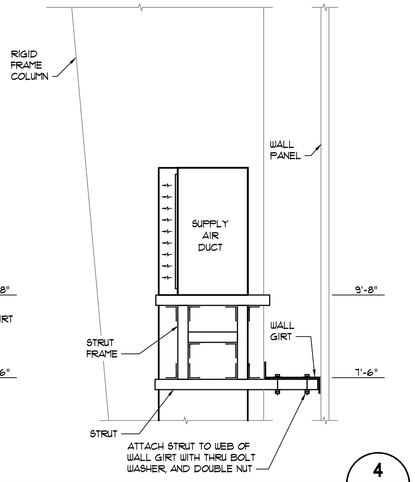
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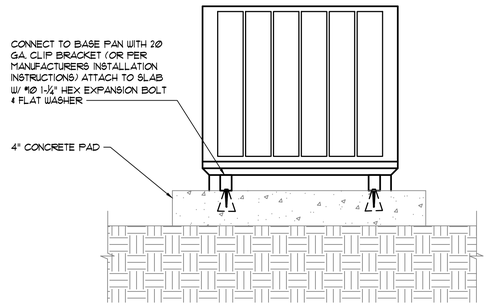


SUPPLY AIR DUCT MOUNTING

SCALE: NONE

4 / M2.0

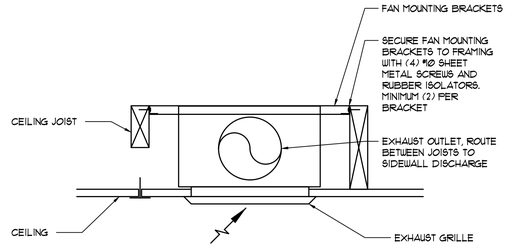




EVAPORATIVE COOLER MOUNTING

SCALE: NONE

3 / M2.0



CEILING EXHAUST FAN

SCALE: NONE

2 / M2.0

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CITY OF ROSEVILLE CALIFORNIA

Soccer Complex
Maintenance Yard

2600 Westbrook Boulevard
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WMB Project No. 25-003

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REGISTERED IN ALL 50 STATES
Job No. 25238

REGISTERED PROFESSIONAL ENGINEER ROBERT C. HEIM No. M-029816 EXP. 6-30-2026 MECHANICAL STATE OF CALIFORNIA

Date Signed: July 2, 2025

06.13.25	90% PROGRESS

MECHANICAL FLOOR PLAN

M2.0

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GENERAL NOTES

1. MOUNTING HEIGHTS SHOWN ARE FROM FINISHED FLOOR TO THE DEVICE. ALL MOUNTING HEIGHTS SHALL BE AS SHOWN ON THE SYMBOLS LIST UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.
2. THE CONTRACTOR SHALL VISIT THE PROJECT JOB SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND SHALL INCLUDE IN THE BID NECESSARY COSTS TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND ALL APPLICABLE CODES.
3. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITERS LABORATORIES AND BEAR THEIR LABEL.
4. ALL LOCATIONS SHOWN ON PLANS FOR ALL POWER AND LOW VOLTAGE SIGNAL SYSTEM DEVICES ARE APPROXIMATE. COORDINATE EXACT LOCATION IN FIELD.
5. CONTRACTOR SHALL REMOVE ALL LEFT OVER WIRE, SCRAPS, CONDUIT ETC. AND LEAVE THE PROJECT JOB SITE CLEAN AND FREE OF TRASH AND DEBRIS RESULTING FROM HIS WORK.
6. CONTRACTOR SHALL REPORT TO THE OWNER'S ENGINEER ANY OBSERVATIONS OF CONDITIONS WHICH ARE DISCOVERED IN THE BUILDING WHICH WOULD PREVENT THE CORRECT INSTALLATION OF THE ELECTRICAL SYSTEMS.
7. CONDUIT ROUTING ON PLANS IS SHOWN DIAGRAMMATIC. CONTRACTOR SHALL LAYOUT CONDUIT RUNS TO SUIT FIELD CONDITIONS AND THE COORDINATION REQUIREMENTS OF UTILITIES AND OTHER DISCIPLINES.
8. ALL CONDUITS AND RACEWAYS PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS SHALL BE SEALED WITH APPROVED SEALANT TO MAINTAIN THE FIRE RATING OF THE FLOOR AND WALL.
9. ALL CONDUITS CROSSING EXPANSION JOINTS SHALL BE PROVIDED WITH SPECIFIED EXPANSION/DEFLECTION FITTINGS.
10. ALL CONDUIT PENETRATIONS THROUGH ROOF AND EXTERIOR WALL SHALL BE SEALED WATERTIGHT.
11. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL PLANS AND MECHANICAL CONTRACTOR IN FIELD.
12. COORDINATE ALL CEILING MOUNTED DEVICES WITH NEW LIGHTING FIXTURES TO AVOID CONFLICTS.
13. CONTRACTOR SHALL MAINTAIN BARRIER SEPARATION BETWEEN SURFACE RACEWAY SYSTEM COMPARTMENTS AT ALL TEES AND OR CROSSES.
14. PROVIDE A CEC SIZED INSULATED COPPER GROUND CONDUCTOR IN ALL 120 VOLT THROUGH 600 VOLT FEEDER AND BRANCH CIRCUIT DISTRIBUTION CONDUITS AND CABLES UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL REFER TO POWER PLANS FOR THE LOCATION OF ALL PANELBOARDS.
16. FURNISH AND INSTALL ALL PANELBOARDS WITH CIRCUIT BREAKERS AS SHOWN ON PANEL SCHEDULES.
17. CONTRACTOR SHALL NOT INSTALL POWER, TELEPHONE OR DATA OUTLETS BACK TO BACK IN STUD WALLS. IN FIRE RATED WALLS, OUTLET BOXES ON OPPOSITE SIDES SHALL BE SEPARATED BY A MINIMUM OF 24" HORIZONTALLY.
18. CONTRACTOR SHALL REFER TO ONE LINE DIAGRAM AND PANEL SCHEDULES FOR COMPONENTS OF THE ELECTRICAL SYSTEM.
19. LIGHTING AND POWER PLANS TYPICALLY INDICATE HOMERUNS WITH CIRCUIT NEXT TO DEVICES. CONTRACTOR SHALL ROUTE BRANCH CIRCUITS BASED ON CIRCUITING SHOWN AND SWITCH CONFIGURATIONS.
20. ALL LOW VOLTAGE CABLING ROUTING SHALL BE CONCEALED INSIDE THE BUILDING. CONDUIT OR SURFACE MOUNTED RACEWAY (WIREMOLD) SHALL BE USED IF CABLE CONCEALMENT IS NOT APPLICABLE. COORDINATE SURFACE ROUTED RACEWAY LOCATIONS WITH CITY OF ROSEVILLE.
21. CONTRACTOR SHALL PAINT ALL EXPOSED CONDUITS TO MATCH ADJACENT MATERIAL COLOR.
22. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE AHJ.
23. THE ELECTRICAL DRAWINGS ARE NOT INTENDED TO SERVE AS STAND ALONE DOCUMENTS TO COMMUNICATE THE ENTIRE SCOPE OF ELECTRICAL WORK. THE ELECTRICAL CONTRACTOR SHALL OBTAIN A COMPLETE SET OF CONSTRUCTION DOCUMENTS.
24. WORK INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT TO REMOVE AND INSTALL ELECTRICAL ITEMS SPECIFIED AS SHOWN OR NOT SHOWN WHICH CAN BE REASONABLY ASSUMED TO BE REQUIRED AND NECESSARY TO PROVIDE A COMPLETE AND OPERATIONAL INSTALLATION.
25. ALL ELECTRICAL WORK SHALL CONFORM WITH THE MOST RECENTLY ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE AS WELL AS ALL STATE AND LOCAL CODES & REQUIREMENTS.
26. THE COMPLETE SYSTEM SHALL BE GROUNDED PER CEC ART. 250.
27. PROVIDE A PULL ROPE IN ALL EMPTY CONDUITS FOR FUTURE PULLING OF CONDUCTORS OR CABLES.
28. GENERAL PURPOSE 120V LIGHTING AND RECEPTACLE CIRCUITS OVER 68' LONG SHALL BE #10 CU, U.O.N. GENERAL PURPOSE 277V LIGHTING CIRCUITS OVER 105' LONG SHALL BE #10 CU, U.O.N.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	FIXT. VOLT.	LAMPS NO.	LAMPS TYPE	INPUT V.A.	MOUNTING	REMARKS
A	DAY-BRITE 'CFI' HCY-0823-8CST-UN3-DIM-BK-SENSOR	120	LED WITH FIXTURE		90	SUSPENDED FROM CEILING +14'-0" A.F.F.	LED ROUND HIGH BAY. 14000 LUMENS, 4000K. EM TO BE FED W/EMERGENCY INVERTER. NOTES 3, 4, 5. BLACK IN COLOR.
B	HE WILLIAMS AW-4-L34-835-RA-WHITE-EMIWLP-DIM-UNV	120	LED WITH FIXTURE		24	SURFACE CEILING	4' LED SURFACE WRAP, 3400 LUMENS, 3500K, WITH MINIMUM 90 MIN. EMERGENCY BATTERY PACK. WHITE IN COLOR.
C	FIXTURE SUPPLIED BY CITY OF ROSEVILLE DAY-BRITE LBX-40L-840-UNV-W	120	LED WITH FIXTURE		31	SUSPENDED FROM CEILING +6'-8"ABOVE MEZZ MIN.	4' LED LINEAR SUSPENDED 4000 LUMEN, 4000K, WIDE OPTICS. CONTRACTOR TO PROVIDE HANGERS.
W	FIXTURE SUPPLIED BY CITY OF ROSEVILLE STONCO TF30-NW-G1-K-FL-8-BZ	120	LED WITH FIXTURE		30	SURFACE WALL +12'-0" A.F.F.	LED SLIM FLOOD 30 WATT 4000K, WITH KNUCKLE & YOKE MOUNT COMBINATION. NOTE 5. BRONZE IN COLOR.
W2	STONCO LFW16-30-NW-G3-2-120-BZ	120	LED WITH FIXTURE		34	SURFACE WALL +12'-0" A.F.F.	LED WALL PACK 4000 LUMEN, 4000K, TYP 2 DISTRIBUTION. NOTE 5. BRONZE IN COLOR.
⊠	CHLORIDE CLX-N-GW	120	LED WITH FIXTURE		4	SURFACE WALL ABOVE DOOR	LED EXIT SIGN WITH GREEN LETTERS ON WHITE HOUSING & NICKEL METAL HYDRIDE BATTERY. NOTES 1, 2.

NOTES
MANUFACTURER AND DESCRIPTIONS NOTED ARE TO ESTABLISH MINIMUM STANDARDS. PRODUCTS WILL BE REVIEWED BASED ON PHOTOMETRY, CONSTRUCTION AND APPEARANCE.

NO LUMINAIRE SHALL BE INSTALLED WITH A LEADING EDGE PROTRUSION GREATER THAN 4" AT AN ELEVATION LESS THAN 80" A.F.F.

1. INTERNALLY ILLUMINATED EXIT SIGN LISTED AND LABELED IN ACCORDANCE WITH UL 924.
2. UNIT BATTERIES SHALL PROVIDE A SECONDARY SOURCE OF POWER FOR 90 MINUTES MINIMUM.
3. DIMMABLE BY 0-10V DIMMER.
4. LISTED FOR DAMP LOCATIONS.
5. LISTED FOR WET LOCATIONS.

ABBREVIATIONS LIST

@	AT	J-BOX	JUNCTION BOX
A	AMPERE	KVA	KILO VOLT AMP
A/C	AIR CONDITIONING	KW	KILOWATT
A.F.F.	ABOVE FINISHED FLOOR	LV	LOW VOLTAGE
AL	ALUMINUM	M.C.	MECHANICAL CONTRACTOR
AS	AMP SWITCH	MCC	MOTOR CONTROL CENTER
A.T.S.	AUTOMATIC TRANSFER SWITCH	MECH.	MECHANICAL
AWG	AMERICAN WIRE GAUGE	MH	METAL HALIDE
BC	BARE COPPER	MISC.	MISCELLANEOUS
BD.	BOARD	MSB	MAIN SWITCHBOARD
B.F.C.	BELOW FINISHED CEILING	MV	MERCURY VAPOR
BKR.	BREAKER	(N)	NEW
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
C.	CONDUIT	N.I.E.S	NOT IN ELECTRICAL SECTION OF THESE PLANS & SPECS.
C/B	CIRCUIT BREAKER		
CKT.	CIRCUIT	NL	NIGHT LIGHT
CLG.	CEILING	NO. #	NUMBER
C.O.	CONDUIT ONLY, WITH PULL LINE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CU	COPPER	P	POLE
DISC.	DISCONNECT	P.C.	PLUMBING CONTRACTOR
(E)	EXISTING	PH	PHASE
EA.	EACH	PLUMB.	PLUMBING
E.C.	ELECTRICAL CONTRACTOR	PLY.	PLYWOOD
ELECT.	ELECTRIC(AL)	PNL.	PANEL
EMERG.	EMERGENCY	PRI.	PRIMARY
EMT	ELECTRICAL METALLIC TUBING	PVC	POLYVINYL CHLORIDE CONDUIT
EQUIP.	EQUIPMENT	REQ'D.	REQUIRED
EWC	ELECTRICAL WATER COOLER	RM.	ROOM
EWH	ELECTRIC WATER HEATER	RSC	RIGID STEEL CONDUIT
EXIST.	EXISTING	SEC.	SECONDARY
(F)	FUTURE	SQ.	SQUARE
F.A.C.P.	FIRE ALARM CONTROL PANEL	SW.	SWITCH
FLUOR.	FLUORESCENT	TEL.	TELEPHONE
FT.	FOOT	TTB	TELEPHONE TERMINAL BOARD
G.C.	GENERAL CONTRACTOR	TTC	TELEPHONE TERMINAL CABINET
GND.	GROUND		
GYP.	GYPSUM	TYP.	TYPICAL
H.I.D.	HIGH INTENSITY DISCHARGE	UG	UNDERGROUND
H.P.S.	HIGH PRESSURE SODIUM	UON	UNLESS OTHERWISE NOTED
HP.	HORSEPOWER	UPS	UNINTERRUPTED POWER SUPPLY
HT.	HEIGHT	V	VOLTS
HV	HIGH VOLTAGE	WP	WEATHERPROOF
I/C	INTERCOM	W	WATT
IMC	INTERMEDIATE METALLIC CONDUIT	W/	WITH
		W/O	WITHOUT
INCAN.	INCANDESCENT	XFMR	TRANSFORMER
IG	ISOLATED GROUND	&	AND
Isc	SHORT CIRCUIT INTERRUPTING CURRENT	ø	PHASE

ELECTRICAL SYMBOLS

- ROUND LED HIGH BAY LIGHT FIXTURE - PENDANT MOUNTED
- 4' LED LIGHT FIXTURE - SURFACE MOUNTED
- 4' LED WRAP LIGHT FIXTURE - PENDANT MOUNTED
- LIGHT FIXTURE - WALL MOUNTED
- LIGHT FIXTURE - POLE MOUNTED
- EXIT SIGN

NOTE: LETTER INDICATES FIXTURE TYPE - SEE FIXTURE SCHEDULE. SHADING = EMERGENCY FIXTURE. PROVIDE UNSWITCHED HOT CONDUCTOR TO FEED EXIT AND EMERGENCY LIGHTING.

- $ — SINGLE POLE TOGGLE SWITCH, +44" UON
- THREE WAY TOGGLE SWITCH, +44" UON
- FOUR WAY TOGGLE SWITCH, +44" UON
- FAN SWITCH, +44" UON. FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR.
- $P — DIMMER LIGHT SWITCH, +44" UON
- $OS — OCCUPANCY SENSOR, WALL MOUNTED, +44" UON
- SWITCH SUBCRIPTS: a, b, c, etc. = DEVICE CONTROLLED.
- NON-FUSED DISCONNECT SWITCH, SIZE AS REQUIRED
- FUSED DISCONNECT SWITCH WITH TIME DELAY FUSES SIZED PER UNIT NAMEPLATE OR AS NOTED. DISCONNECT SHALL ACCEPT MAXIMUM RECOMMENDED FUSE SIZE.
- DUPLEX RECEPTACLE, NEMA 5-15R, +18" UON
- DUPLEX RECEPTACLE, NEMA 5-20R, +18" UON
- 220 VOLT RECEPTACLE, CONFIRM EXACT NEMA CONFIGURATION IN FIELD WITH CITY OF ROSEVILLE, +48" UON
- RECEPTACLE SUBSCRIPTS:
  - GFI -or- GFCI = GROUND FAULT-CIRCUIT INTERRUPTER
  - R = ROOF MOUNTED, WEATHERPROOF (IN-USE), GFCI
  - EWC = ELECTRIC WATER COOLER, GFCI
  - IG = ISOLATED GROUND
- JUNCTION BOX, SIZE AND TYPE AS REQUIRED
- PULLBOX, SIZE AND TYPE AS REQUIRED
- EXHAUST FAN, N.I.E.S., CONNECT AS REQUIRED
- SWITCHBOARD, SEE ONE LINE DIAGRAM
- BRANCH CIRCUIT PANEL, SEE PANEL SCHEDULES
- SIGNAL OR CONTROL PANEL, TYPE AS INDICATED
- TELEPHONE TERMINAL BOARD, SIZE AS INDICATED
- IDENTIFICATION TAG FOR EQUIPMENT PROVIDED BY M.C. CONNECT EQUIPMENT AS INDICATED OR AS REQUIRED.
- NUMBERED NOTE TAG - SEE NUMBERED NOTES, SAME SHEET
- A / E1 — INDICATES DETAIL "A" AT SHEET "E1"

WIRE AND CONDUIT LEGEND

- CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING.
- CONDUIT RUN UNDERFLOOR OR UNDERGROUND.
- HOME RUN, NUMBER OF ARROWS INDICATE NUMBER OF CIRCUITS IN HOME RUN.
- FLEXIBLE CONDUIT
- F — FACTORY WHIP
- NO CROSSBARS ON CONDUIT INDICATE ½" CONDUIT WITH TWO #12 AWG CONDUCTORS & ONE #12 AWG GND., CROSSBARS INDICATE NUMBER OF #12 AWG CONDUCTORS IN CONDUIT IN ADDITION TO #12 AWG GND. CONDUCTOR SIZE OTHER THAN #12 NOTED ON DRAWING. CONDUIT SIZE OTHER THAN ½" NOTED ON DRAWING.
- CONDUIT UP.
- #1Ø / ¾" C. — #1Ø EXAMPLE: THREE CIRCUITS IN HOME RUN - FOUR #1Ø AWG CONDUCTORS AND ONE #1Ø AWG GROUNDING CONDUCTOR IN ¾" CONDUIT, RUN CONCEALED IN WALL OR ABOVE CEILING.

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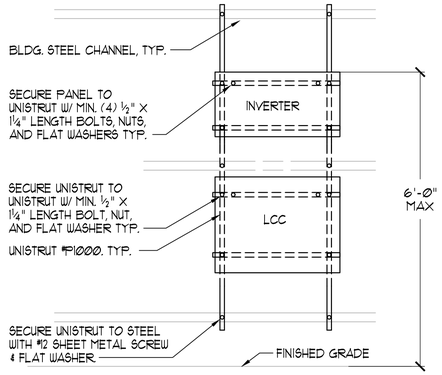
Date Signed: July 7, 2025

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ELECTRICAL SCHEDULES, SYMBOLS AND NOTES

E1.0

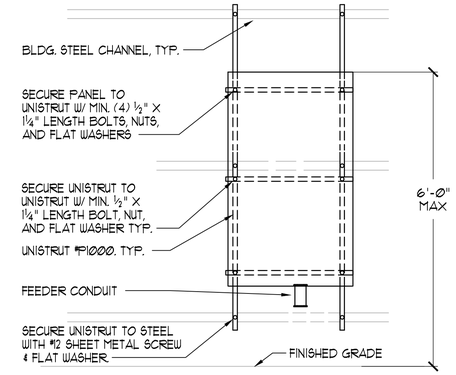
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LCC / INVERTER MOUNTING DETAIL

C
E1.1

SCALE: NONE



PANEL MOUNTING DETAIL

B
E1.1

SCALE: NONE

NEW OFFICE PANEL 'MDP' — 120/208V. 3 Ph. 4W. — 600 AMP BUS — 10,000 ISC — SURFACE MOUNTED NEMA 3R

DESCRIPTION	KVA	BKR	CKT	Ph. A	Ph. B	Ph. C	CKT	BKR	KVA	DESCRIPTION
NEW OFFICE	8.0		1	32.5			2		24.5	NEW MAINTENANCE
BLDG PANEL OPA	8.0	125/3	3		28.5		4	400/3	20.5	SHOP PANEL MSP
			5			20.8	6		20.8	
NEW OFFICE			7				8			
BLDG PANEL OPB	8.0	125/3	9		8.0		10			
	8.0		11			8.0	12			
			13				14			
			15				16			
			17				18			
			19				20			
			21				22			
			23				24			
			25				26			
			27				28			
			29				30			
			31				32			
			33				34			
			35				36			
			37				38			
			39				40			
			41				42			
SUBTOTAL:				32.5	36.5	28.8				

CONNECTED LOAD	97.8 KVA		
25% LIGHTING LOAD	KVA		500 AMP MAIN BREAKER
25% LARGEST MOTOR	KVA		
1st 10.0 KVA RECEPTACLE LOAD @ 100%			
PLUS REMAINDER @ 50%	KVA	AFC = >10KA RATED	
TOTAL LOAD	97.8 KVA / 0.360 FACTOR =	272 AMPS	

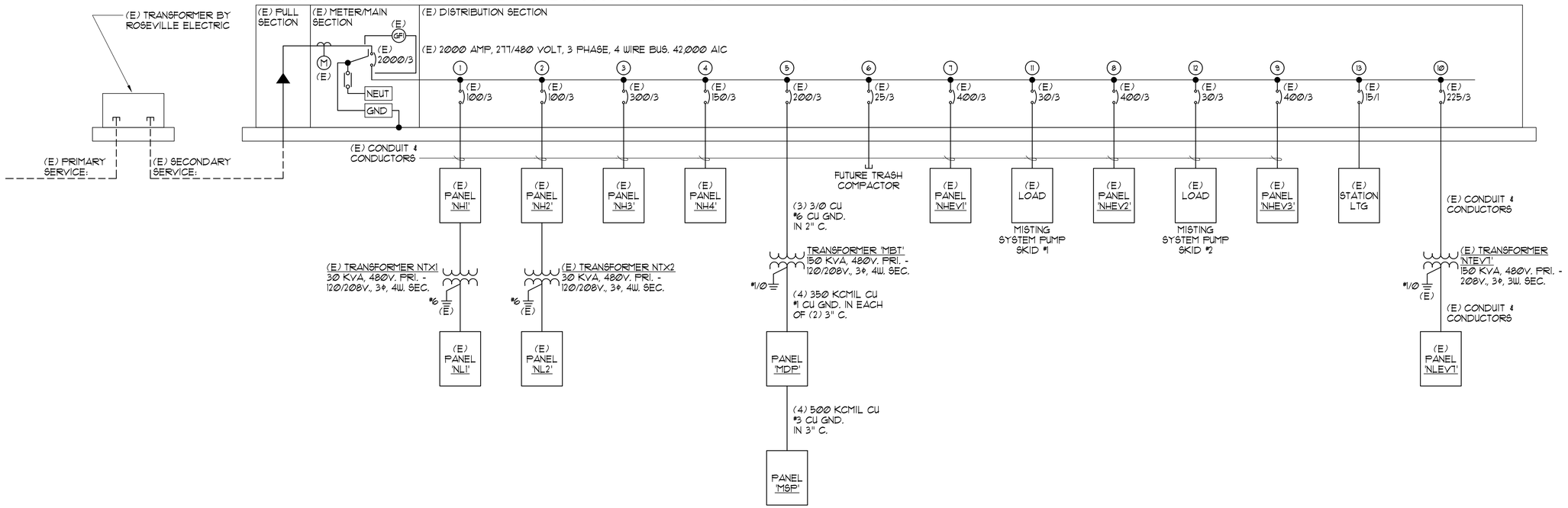
NEW PANEL 'MSP' — 120/208V. 3 Ph. 4W. — 400 AMP BUS — 10,000 ISC — SURFACE MOUNTED NEMA 1

DESCRIPTION	KVA	BKR	CKT	Ph. A	Ph. B	Ph. C	CKT	BKR	KVA	DESCRIPTION
E. WALL DED. RCPT	1.5	20/1	1	3.2			2	20/1	1.7	SHOP LIGHTING
E. WALL DED. RCPT	1.5	20/1	3		1.6		4	20/1	0.1	RESTROOM LIGHT/FAN
E. WALL DED. RCPT	1.5	20/1	5			1.7	6	20/1	0.2	EXT. LIGHTS
E. WALL DED. RCPT	1.5	20/1	7	1.5			8	20/1		SPARE
E. WALL DED. RCPT	1.5	20/1	9		1.5		10	20/1		SPARE
E. WALL DED. RCPT	1.5	20/1	11			3.0	12	20/1	1.5	ICE MACHINE
N. WALL DED. RCPT	1.5	20/1	13	3.6			14	20/2	2.1	IWH-1 IN RESTROOM
N. WALL DED. RCPT	1.5	20/1	15		3.6		16		2.1	
W. WALL DED. RCPT	1.5	20/1	17			5.7	18	40/2	4.2	IWH-2 IN SS
W. WALL DED. RCPT	1.5	20/1	19	5.7			20		4.2	
W. WALL DED. RCPT	1.5	20/1	21		2.9		22	25/2	1.4	EC-1
W. WALL DED. RCPT	1.5	20/1	23			2.9	24		1.4	
W. WALL DED. RCPT	1.5	20/1	25	2.9			26	25/2	1.4	EC-2
S. WALL DED. RCPT	1.5	20/1	27		2.9		28		1.4	
S. WALL DED. RCPT	1.5	20/1	29			2.9	30	25/2	1.4	EC-3
RR RCPT.	1.7	20/1	31	3.1			32		1.4	
SPARE		20/1	33		2.5		34	30/2	2.5	208 V. RECEPT
E SRVS. RCPTS	0.6	20/1	35			3.1	36		2.5	
EXT. RCPTS	0.6	20/1	37	4.6			38	50/2	4.0	208 V. RECEPT
WEF-1	1.6	25/1	39		5.6		40		4.0	
WEF-2	1.6	25/1	41			1.6	42			
SUBTOTAL:				24.5	20.5	20.8				

CONNECTED LOAD	65.8 KVA		MAIN LUGS ONLY
25% LIGHTING LOAD	0.5 KVA		*RED LOCK ON TAB
25% LARGEST MOTOR	KVA		
1st 10.0 KVA RECEPTACLE LOAD @ 100%			
PLUS REMAINDER @ 50%	KVA	AFC = >10KA RATED	
TOTAL LOAD	66.3 KVA / 0.360 FACTOR =	184 AMPS	

(E) MAIN DISTRIBUTION BOARD NORTH - "MDBN"

NEMA 3R ENCLOSURE



ONE LINE DIAGRAM

A
E1.1

SCALE: NONE

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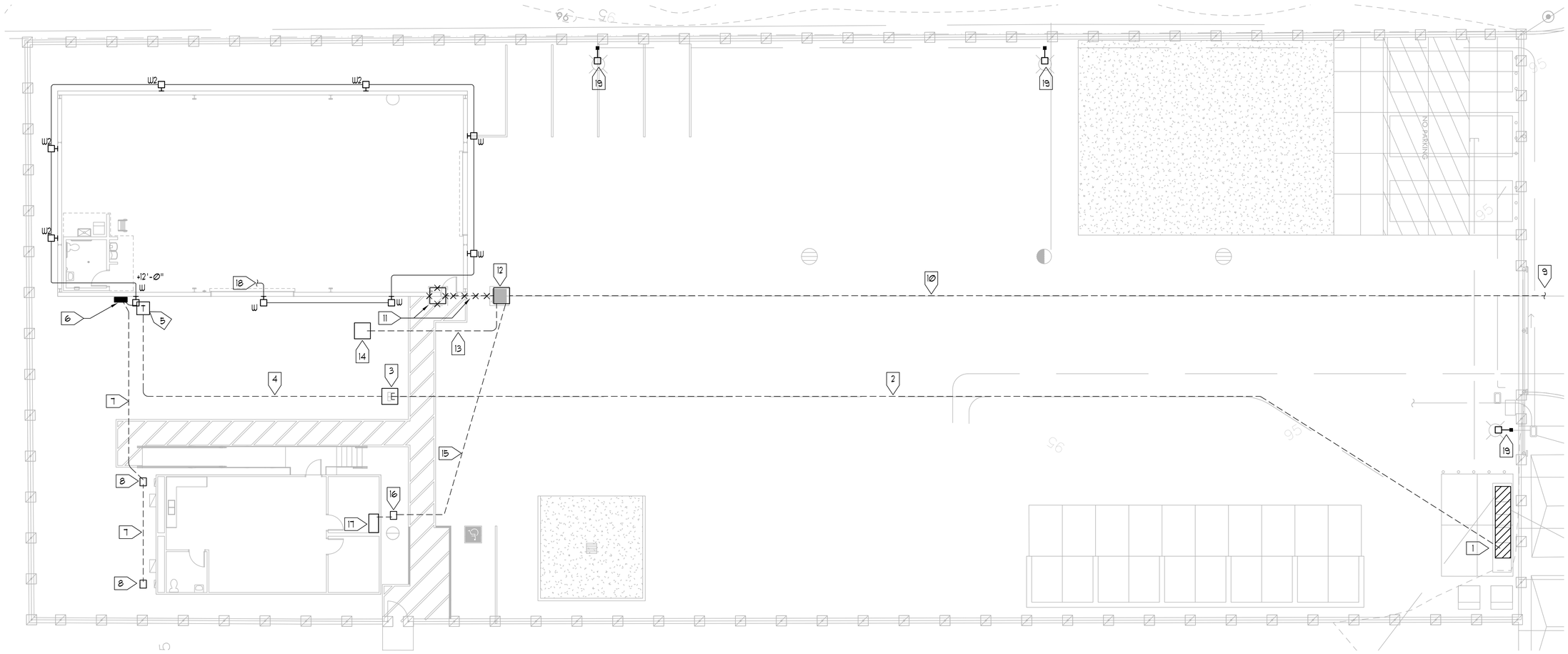
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ELECTRICAL ONE LINE DIAGRAM & PANEL SCHEDULES

E1.1

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NEW SHOP BUILDING LIGHTING & POWER PLAN

SCALE: 1" = 10'-0"

A / E2.0

N

NUMBERED NOTES

1. (E) MAIN SWITCHBOARD TO REMAIN. SEE ONE LINE DIAGRAM ON SHEET E1.1 FOR NEW WORK.
2. (E) CONDUIT ONLY ROUTED OUT TOWARDS NEW BUILDING AND CAPPED TO REMAIN.
3. (E) CAPPED CONDUIT. PROVIDE A NEW CHRISTY N36 PULL BOX WITH CONCRETE LID (LABELED ELECTRICAL) AND EXTENSIONS. INSTALL PULL BOX OVER (E) CAPPED CONDUIT. RISE CONDUIT UP INTO PULL BOX AND PROVIDE A BELL END ON CONDUIT. BACKFILL AROUND BOX TO MATCH (E) CONDITIONS.
4. PROVIDE NEW 2" CONDUIT AND INSTALL FROM PULL BOX OVER TO NEW ELECTRICAL TRANSFORMER. SEE ONE LINE DIAGRAM ON SHEET E1.1 FOR SIZE OF CONDUIT AND CONDUCTORS.
5. NEW 150 KVA, 480 VOLT, PRIMARY - 120/208 VOLT, 3 PHASE, 4 WIRE ELECTRICAL TRANSFORMER 'MBT'. SEE ONE LINE DIAGRAM ON SHEET E1.1 FOR SIZE OF CONDUIT AND CONDUCTORS.
6. NEW ELECTRICAL PANEL 'MDP'. SEE ONE LINE DIAGRAM AND PANEL SCHEDULE ON SHEET E1.1 FOR WORK REQUIRED.
7. NEW 2" FEEDER CONDUIT TO PULL BOXES FOR FUTURE OFFICE BUILDING. PROVIDE A PULL ROPE IN CONDUIT.
8. PROVIDE A NEW CHRISTY N18 PULL BOX WITH CONCRETE LID (LABELED ELECTRICAL) AND EXTENSIONS. RISE CONDUITS UP INTO PULL BOX AND PROVIDE A BELL END ON CONDUIT. BACKFILL AROUND BOX TO MATCH (E) CONDITIONS.
9. FOR CONTINUATION OF (E) CONDUITS SEE APPROVED ROSEVILLE SOCCER COMPLEX PLANS.
10. (E) (2) 2" CONDUITS (DATA), 2" CONDUIT (FIBER OPTICS), 2" SIGNAL AND (1) 1" CONDUIT (FIRE ALARM) ROUTED OUT TO (E) PULL BOX TO REMAIN. VERIFY EXACT CONDUIT SIZES AND COUNTS IN FIELD.
11. (E) SIGNAL PULL BOX WITH CONCRETE LID TO BE RELOCATED 5' TO THE SOUTH OF THE CORNER OF THE NEW MAINTENANCE SHOP BUILDING. REMOVE THE (E) CONDUITS BACK TO NEW BOX LOCATION.
12. UNCOVER (E) CONDUITS IN FRONT OF NEW SHOP AND PLACE (E) PULL BOX OVER THE TOP OF THE (E) CONDUITS. CONNECT TO THE (E) CONDUITS AND EXTEND NEW CONDUITS UP INTO THE BOX AND PROVIDE BELL ENDS ON CONDUITS. BACKFILL AROUND PULL BOX TO MATCH (E) CONDITIONS AND MAKE READY FOR NEW GROUND SURFACE. SEE CIVIL PLANS FOR NEW SURFACE.
13. PROVIDE NEW CONDUITS TO MATCH (E) CONDUITS AND ROUTE OUT OF THE BOX AND TOWARDS BACK OF NEW BUILDING AS SHOWN TO NEW PULL BOX.
14. PROVIDE A NEW CHRISTY N48 PULL BOX WITH CONCRETE LID (LABELED SIGNAL) AND EXTENSIONS. RISE CONDUITS UP INTO PULL BOX AND PROVIDE A BELL END ON CONDUIT. BACKFILL AROUND BOX TO MATCH (E) CONDITIONS.
15. NEW 2" FEEDER CONDUIT TO PULL BOXES TO ROUTE DATA AT WEST SIDE MODULAR. PROVIDE A PULL ROPE IN CONDUIT.
16. PROVIDE A NEW CHRISTY N18 PULL BOX WITH CONCRETE LID (LABELED DATA) AND EXTENSIONS. RISE CONDUITS UP INTO PULL BOX AND PROVIDE A BELL END ON CONDUIT. BACKFILL AROUND BOX TO MATCH (E) CONDITIONS. USE CAUTION AND AVOID DRAIN INLET IN PAVING.
17. NEW INTERMEDIATE DISTRIBUTION FRAME (IDF) IN THE OFFICE BUILDING PORTABLE AS SHOWN. IDF PROVIDED BY CITY OF ROSEVILLE IT DEPARTMENT.
18. CONNECT OUTSIDE LIGHTS TO (N) LIGHTING CIRCUIT MSP-6 VIA LIGHTING CONTROL CABINET 'LCC' WITH ASTRONOMICAL TIME CLOCK. SEE SHEET E3.0 FOR LOCATION OF LCC.
19. (E) SITE LIGHTING POLE MOUNTED LIGHT TO REMAIN.

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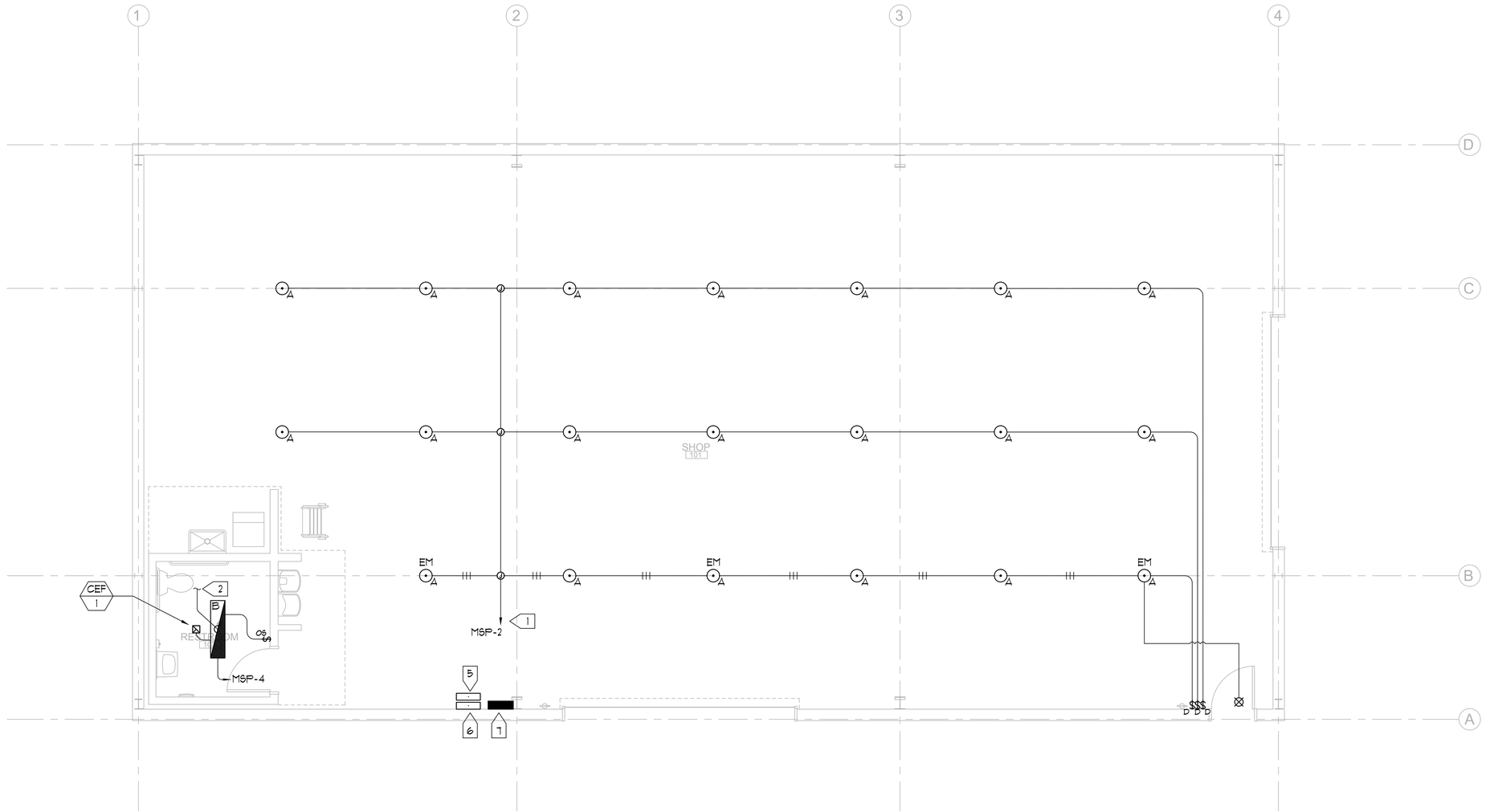
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ELECTRICAL SITE PLAN AND NOTES

E2.0

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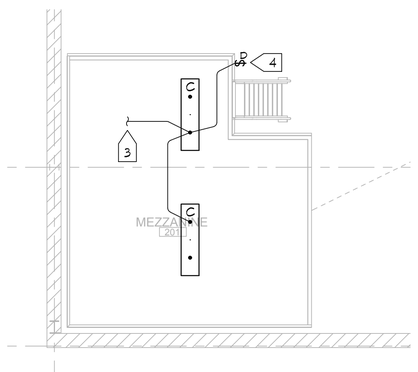


NEW SHOP BUILDING LIGHTING PLAN

SCALE: 1/4" = 1'-0"

A / E3.0

N



MEZZANINE LIGHTING PLAN

SCALE: 1/4" = 1'-0"

B / E3.0

N

NUMBERED NOTES

1. CONNECT SHOP LIGHTS TO (N) LIGHTING CIRCUIT MSP-2. EM LIGHTS TO BE ROUTED THROUGH NEW LIGHTING INVERTER. PROVIDE EXTRA CONDUCTOR FROM INVERTER TO EACH EM LIGHT FOR 90 MINUTE EMERGENCY EGRESS LIGHTING.
2. POWER UP TO MEZZANINE LIGHTS. SEE MEZZANINE LIGHTING PLAN B/E3.0 FOR CONTINUATION OF LIGHTING CIRCUIT.
3. POWER DOWN TO RESTROOM LIGHT. SEE LIGHTING PLAN A/E3.0 FOR CONTINUATION OF LIGHTING CIRCUIT.
4. LIGHT SWITCH FOR MEZZANINE TO BE LOCATED AT BOTTOM OF STAIRS. PROVIDE LABEL FOR SWITCH TO READ "MEZZANINE LIGHT SWITCH".
5. EMERGENCY LIGHTING INVERTER. PROVIDE BODINE "ELI-S-400, 120 VOLT INVERTER FOR EMERGENCY POWER TO HIGH BAY LIGHTS WITH EM. SEE C/E1.1 FOR MOUNTING.
6. LIGHTING CONTROL CABINET - LCC WITH TIMECLOCK FOR EXTERIOR LIGHTING CONTROLS PER T24. MOUNT BELOW EMERGENCY LIGHTING INVERTER. COORDINATE EXACT LOCATION IN FIELD WITH INVERTER. PROVIDE POWER TO LCC FROM EXTERIOR LIGHTING CIRCUIT. SEE SITE PLAN E2.0 FOR EXTERIOR LIGHTING LOCATIONS. SEE C/E1.1 FOR MOUNTING.
7. NEW ELECTRICAL PANEL 'MSP'. SEE ONE LINE DIAGRAM A/E1.1 FOR FEEDER TO PANEL. SEE B/E1.1 FOR MOUNTING DETAIL. SEE PANEL SCHEDULE ON SHEET E1.1.

LIGHTING CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE AND INSTALL A FULLY OPERATIONAL WATTSTOPPER DLM CONTROL SYSTEM AND PROVIDE SHOP DRAWINGS. COORDINATE WITH ASSOCIATED LIGHTING REPRESENTATIVES.

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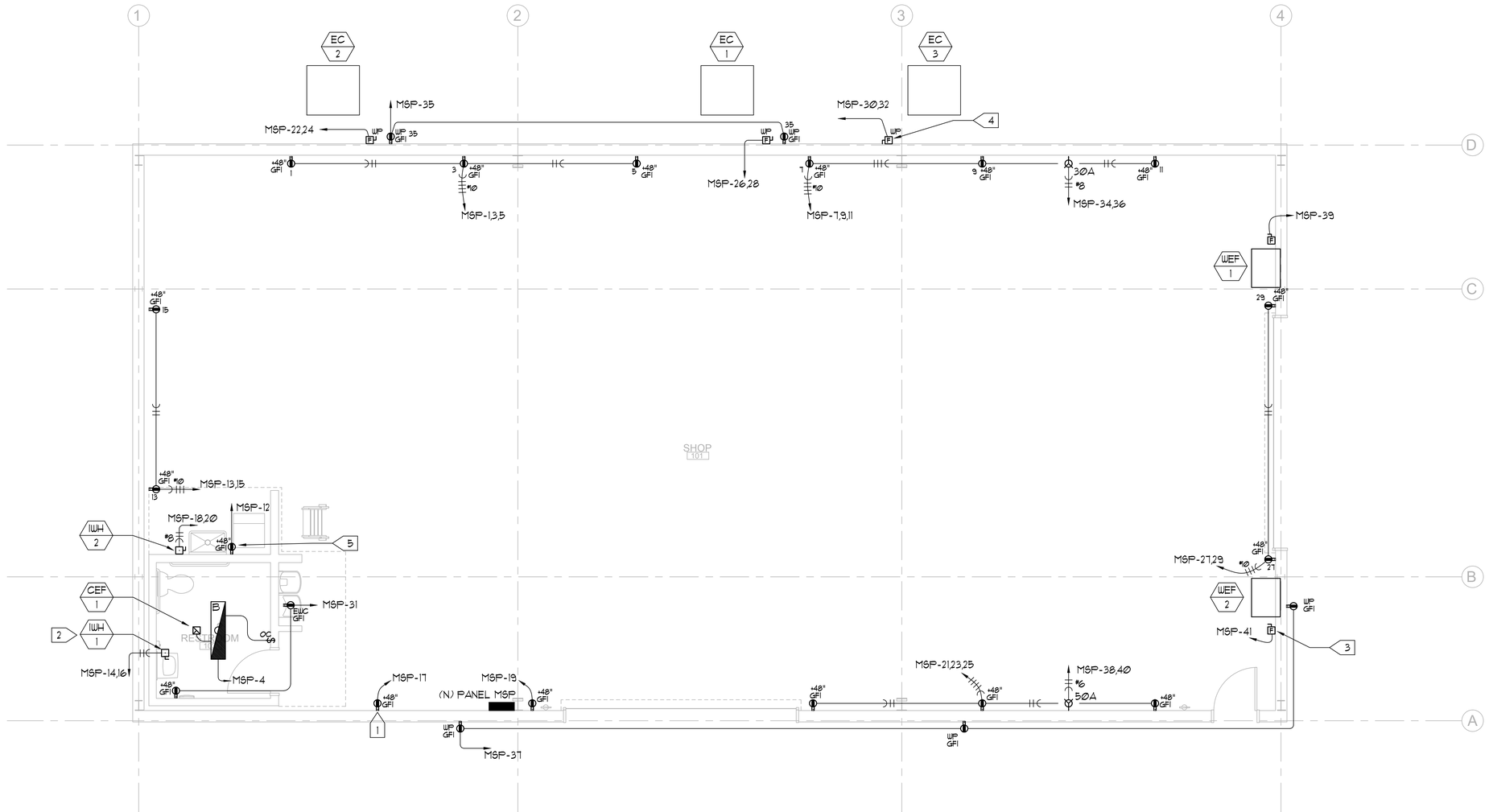
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ELECTRICAL LIGHTING PLAN AND NOTES

E3.0

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NEW SHOP BUILDING POWER PLAN

SCALE: 1/4" = 1'-0"

A / E3.1

N

NUMBERED NOTES

1. DEDICATED GFI SHOP RECEPTACLE AT +48" A.F.G. TYPICAL FOR ALL RECEPTACLES IN SHOP AREA AS SHOWN.
2. DISCONNECT SWITCH FOR POWER TO INSTA-HOT WATER HEATER. COORDINATE CONNECTIONS WITH PLUMBING PLANS AND CONTRACTOR.
3. DISCONNECT FOR POWER TO WALL EXHAUST FAN. COORDINATE CONNECTIONS WITH MECHANICAL PLANS AND CONTRACTOR. TYPICAL OF 2.
4. DISCONNECT FOR POWER TO EXTERIOR HVAC UNIT. FROM DISCONNECT ROUTE A FLEXIBLE, WEATHERPROOF CONDUIT TO UNIT AND CONNECT. COORDINATE CONNECTION WITH MECHANICAL PLANS AND CONTRACTOR. TYPICAL OF 3.
5. DEDICATED 20 AMP, GFI RECEPTACLE FOR POWER TO ICE MACHINE. RECEPTACLE TO BE ACCESSIBLE AND NOT BEHIND ICE MACHINE. COORDINATE EXACT LOCATION IN FIELD WITH EQUIPMENT DURING ROUGH IN.

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STATE OF CALIFORNIA

Date Signed: July 7, 2025

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ELECTRICAL FLOOR PLAN AND NOTES

E3.1

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STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: Soccer Complex Maintenance Yard	**Report Page:** (Page 1 of 8)
Project Address: 2600 Westbrook Blvd., Roseville, CA 95747	**Date Prepared:** 2025-07-07T17:44:00-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Roseville	04	Total Conditioned Floor Area (ft²)	3,032
02	Climate Zone	11	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

● Warehouse

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	3032	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	3032			

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04	05		06	07	08		09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	**Total Allowed** (Watts)		Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	**Total Adjusted** (Watts) *Includes Adjustments		**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditioned		2,045.93			= 2,045.93	≥	1,886		= 1886		COMPLIES
Unconditioned					=	≥			=		
Controls Compliance (See Table H for Details)											COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)											

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
A	LED Round High Bay	No	NA	90	Mfr. Spec	20	No	1,800	☐	☐
B	Low Profile LED Wrapround	No	NA	24	Mfr. Spec	1	No	24	☐	☐
C	4' LED SUSPENDED LINEAR	No	NA	31	Mfr. Spec	2	No	62	☐	☐
							Total Designed Watts: CONDITIONED SPACES	1,886		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2]*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wottage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	☐	☐
NA < 4,000W subject to multilevel	See Area/Space Level Controls		

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
Warehouse	General Commercial Industrial Work Area High Bay	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Restroom	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Mezzanine	Commercial Industrial Storage Area	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
					13				
					Plan Sheet Showing Daylit Zones:				

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Warehouse	General Commercial Industrial Work Area High Bay	0.65	2,930.7	1,904.96	No	No
Restroom	Restroom	0.65	101.3	65.85	No	No
Mezzanine	Commercial Industrial Storage Area	0.4	187.8	75.12	No	No

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

TOTALS:	3,219.8	2,045.93	See Tables J, or P for detail

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Warehouse; Restroom; Mezzanine

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		**NRCC-LTI-E**
Project Name: Soccer Complex Maintenance Yard	**Report Page:**	**(Page 8 of 8)**
Project Address:	**Date Prepared:**	2025-07-07T17:44:00-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Rickert Henriksen	Documentation Author Signature:
Company: Sacramento Engineering Consultants	Signature Date: 07/07/2025
Address: 10555 Old Placerville Road	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Sacramento, CA 95827	Phone: (916) 368-4468

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Rickert Henriksen	Responsible Designer Signature:
Company: Sacramento Engineering Consultants	Date Signed: 07/07/2025
Address: 10555 Old Placerville Road	License: E-10629
City/State/Zip: Sacramento, CA 95827	Phone: (916) 368-4468

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REGISTERED PROFESSIONAL ENGINEER — ROBERT C. HENRIKSEN — No. E-10629 — EXP. 6-30-2027 — ELECTRICAL — STATE OF CALIFORNIA

Date Signed: July 7, 2025

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INTERIOR LIGHTING
T24 CALCULATIONS

ET24.1

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Soccer Complex Maintenance Yard	**Report Page:** (Page 1 of 9)
Project Address: 2600 Westbrook Blvd., Roseville, CA 95747	**Date Prepared:** 2025-07-07T17:27:27-04:00

This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	Roseville	04	Total Illuminated Hardscape Area (ft²)	2743.34
02	Climate Zone	11			

03 Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):

☐	LZ-0: Very Low - Undeveloped Parkland	☒	LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval
☐	LZ-1: Low - Rural Areas	☐	LZ-3: Moderately High - Urban Areas		

05 Occupancy Types within Project

- Warehouse

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02	
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6	
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes ○ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Soccer Complex Maintenance Yard	**Report Page:** (Page 2 of 9)
	Date Prepared: 2025-07-07T17:27:27-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv											Compliance Results		
01		02		03		04		05		06	07	08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	= **Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
287.22	+	15	+	---	+	---	+	---	OR	---	= 302.22	≥	286	COMPLIES
Shielding Compliance (See Table G for Details)														N/A
Controls Compliance (See Table H for Details)														COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Soccer Complex Maintenance Yard	**Report Page:** (Page 3 of 9)
	Date Prepared: 2025-07-07T17:27:27-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)[4]	Field Inspector	
										Pass	Fail
W	LED Flood Light	☐ Linear	30	Mfr. Spec	5	New	☐	150	NA: < 6200 lumens	☐	☐
W2	LED Wall packs	☐ Linear	34	Mfr. Spec	4	New	☐	136	NA: < 6200 lumens	☐	☐
							Total Design Watts:	286			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Soccer Complex Maintenance Yard	**Report Page:** (Page 4 of 9)
	Date Prepared: 2025-07-07T17:27:27-04:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
Entrance Door: "W"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
Entrance Door: "W2"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Soccer Complex Maintenance Yard	**Report Page:** (Page 5 of 9)
	Date Prepared: 2025-07-07T17:27:27-04:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01				
		"Use it or lose it" Allowance (select all that apply) (select all that apply)			
	☒ General Hardscape Allowance Table I (below)	☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Warehouse	2743.34	0.019	52.12	234	0.15	35.1	87.22
					Initial Wattage Allowance for Entire Site (Watts):		200
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		287.22

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Soccer Complex Maintenance Yard	**Report Page:** (Page 6 of 9)
	Date Prepared: 2025-07-07T17:27:27-04:00

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B[1]	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Entrance Door	Building Entrance/Exit	1	15	15	W	30	1	30	15
					Total Design Watts for this Area:			30	
					Total Allowance (Watts) All Areas:				15

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*
[2] *The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B /Table 170.2-S.*
[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Soccer Complex Maintenance Yard	**Report Page:** (Page 7 of 9)
	Date Prepared: 2025-07-07T17:27:27-04:00

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Entrance Door: "W"; Entrance Door: "W2"

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Soccer Complex Maintenance Yard	**Report Page:** (Page 9 of 9)
Project Address:	**Date Prepared:** 2025-07-07T17:27:27-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Rickert Henriksen	Documentation Author Signature:
Company: Sacramento Engineering Consultants	Signature Date: 7/07/2025
Address: 10555 Old Placerville Road	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Sacramento, CA 95827	Phone: (916) 368-4468

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Rickert Henriksen	Responsible Designer Signature:
Company: Sacramento Engineering Consultants	Date Signed: 07/07/2025
Address: 10555 Old Placerville Road	License: E-10629
City/State/Zip: Sacramento, CA 95827	Phone: (916) 368-4468

WMB ARCHITECTS
5757 Pacific Avenue
Suite 226
Stockton, CA 95207
2000 L Street
Suite 125
Sacramento, CA 95811
T 209.944.9110
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CITY OF ROSEVILLE CALIFORNIA

Soccer Complex Maintenance Yard
2600 Westbrook Boulevard
Roseville, CA 95747

WMB Project No. 25-003

SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 368-4468
www.saceng.com
REGISTERED IN ALL 50 STATES
Job No. 25238

REGISTERED PROFESSIONAL ENGINEER — ROBERT C. HENRIKSEN — No. E-10629 — EXP. 6-30-2027 — ELECTRICAL — STATE OF CALIFORNIA

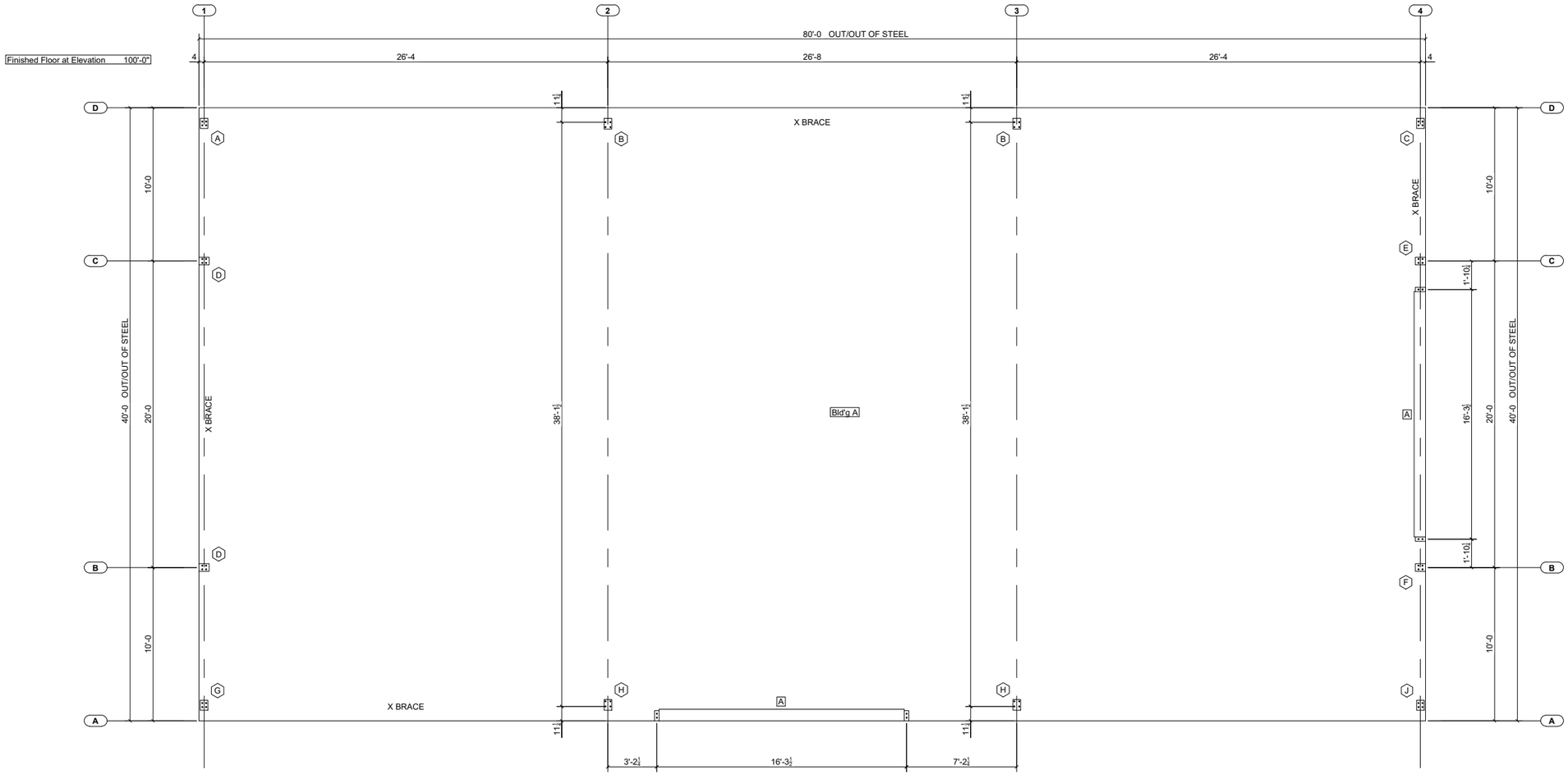
Date Signed: July 7, 2025

06.13.25	90% PROGRESS

EXTERIOR LIGHTING T24 CALCULATIONS

ET24.2

Copyright WMB, Inc.



Anchor Rod Setting Plan



Key Plan

FRAMED OPENING SCHEDULE			
MARK	DESCRIPTION	DETAIL	QUAN.
A	16'-0" X 12'-0" FRAMED OPENING	K	2

Anchor Rod Drawings

1) This drawing is for anchor rod placement only and is not foundation design.
2) Foundation must be square and level with all anchor rods true in size, location, and projection.
3) Projection shown must be held to keep threads clear of finished concrete.
4) This structural design data includes magnitude and location of design loads and support conditions, material properties, and type and size of major structural members necessary to show compliance with the Order Documents at the time of this issue. Any change to building loads or dimensions may change structural member sizes and locations shown. This structural design data will be superseded and voided by any future mailing.
5) Anchor rod size as noted on the drawings has been determined by shear and tension at the bottom of the base plate. The length of the anchor rod and method of load transfer to the foundation are to be determined by the foundation engineer. Anchor rods are furnished by the Metallic Building Manufacturer.
6) Anchor rods ASTM F1554 Gr.36 unless noted otherwise.
7) 3000 psi CONCRETE ASSUMED FOR CONSTRUCTION OF THE PURPOSE OF COLUMN BASE PLATE GROUTING UNLESS OTHERWISE NOTED.

This item has been electronically signed and sealed by Russell Ma, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARZOUREN

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Construction
☒ Issued For Permit

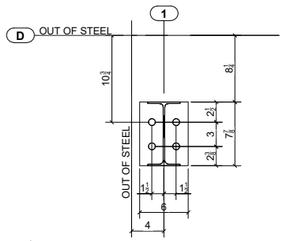
Scale:	NOT TO SCALE
Drawn by:	GK 6/17/25
Checked by:	BW 6/17/25
Project Engineer:	JDM
Job Number:	20-B-34452
Sheet Number:	F1 of 3

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the manufacturer, Cornerstone Building Brands or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

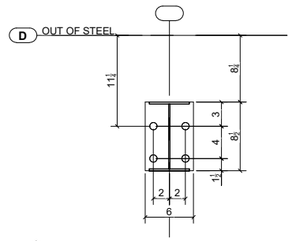
RUSSELL MA, P.E.
CALIFORNIA P.E. C67054

Jun 17, 2025

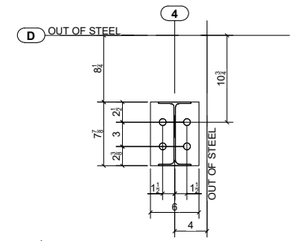
REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA



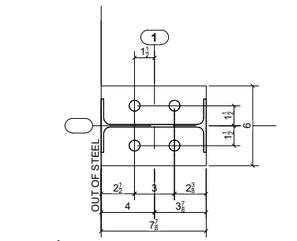
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ANCHOR ROD SIZE = ¾" DIA.
ANCHOR ROD PROJECTION = 2"
BOTTOM OF BASE PLATE ELEVATION = 100'-0"



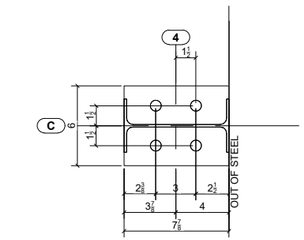
BASE PLATE SIZE = 6"W x 8 ¼"L x ¾" THICK
ANCHOR ROD SIZE = ¾" DIA.
ANCHOR ROD PROJECTION = 3"
BOTTOM OF BASE PLATE ELEVATION = 100'-0"



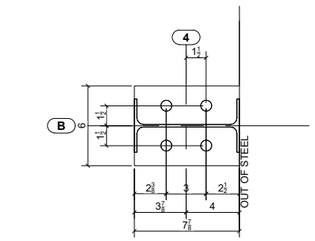
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ANCHOR ROD SIZE = ¾" DIA.
ANCHOR ROD PROJECTION = 2"
BOTTOM OF BASE PLATE ELEVATION = 100'-0"



BASE PLATE SIZE = 6"W x 7 ¼"L x ¾" THICK
ANCHOR ROD SIZE = ¾" DIA.
ANCHOR ROD PROJECTION = 2"
BOTTOM OF BASE PLATE ELEVATION = 100'-0"



BASE PLATE SIZE = 6"W x 7 ¼"L x ¾" THICK
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ANCHOR ROD PROJECTION = 2"
BOTTOM OF BASE PLATE ELEVATION = 100'-0"



BASE PLATE SIZE = 6"W x 7 ¼"L x ¾" THICK
ANCHOR ROD SIZE = ¾" DIA.
ANCHOR ROD PROJECTION = 2"
BOTTOM OF BASE PLATE ELEVATION = 100'-0"

BASE PLATE SIZE = 6"W x 7 ¼"L x ¾" THICK
ANCHOR ROD SIZE = ¾" DIA.
ANCHOR ROD PROJECTION = 2"
BOTTOM OF BASE PLATE ELEVATION = 100'-0"

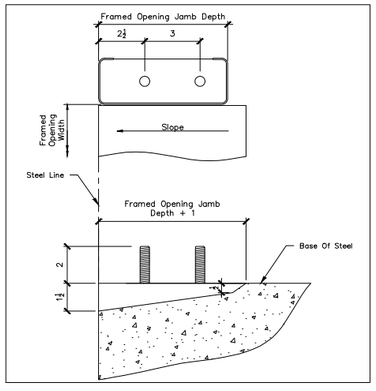
BASE PLATE SIZE = 6"W x 8 ¼"L x ¾" THICK
ANCHOR ROD SIZE = ¾" DIA.
ANCHOR ROD PROJECTION = 3"
BOTTOM OF BASE PLATE ELEVATION = 100'-0"

BASE PLATE SIZE = 6"W x 7 ¼"L x ¾" THICK
ANCHOR ROD SIZE = ¾" DIA.
ANCHOR ROD PROJECTION = 2"
BOTTOM OF BASE PLATE ELEVATION = 100'-0"

BASE PLATE SIZE = 3 ½"W x 8"L x ¾" THICK
ANCHOR ROD SIZE = ¾" DIA.
ANCHOR ROD PROJECTION = 2"
BOTTOM OF BASE PLATE ELEVATION = 100'-0"

AISC Code Of Standard Practice Tolerances For Setting Anchor Rods





THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND MARKED AS "ISSUED FOR CONSTRUCTION"

This item has been electronically signed and sealed by Russell Ma, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
ROSEVILLE SOCCER COMPLEX
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Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARIZCUREN

☐ Issued For Approval (Not For Construction)
☒ Issued For Construction

Drawing Status:
☐ Issued For Permit

Scale: NOT TO SCALE
Drawn by: GK 6/17/25
Checked by: BW 6/17/25
Project Engineer: JDM
Job Number: 20-B-34452
Sheet Number: F2 of 3

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the manufacturer, Cornerstone Building Brands or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

RUSSELL MA, P.E.
CALIFORNIA P.E. C67054

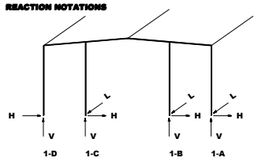
Jun 17, 2025

REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

FRAME DESCRIPTION: Endwall EWS | USER NAME:Jose.Mar JOB NAME:34452A | DATE:06/12/25 | PAGE:EW-1
PATH: R/jobs\Active\Eng\20-B-34452\ver01-jose.martinezjimenez\BLDG-A\run0 | FILE:REW3BLDG1

SUPPORT REACTIONS FOR EACH LOAD GROUP
NOTE: All reactions are in kips and kip-ft. | TIME:11:31:03

REACTION NOTATIONS



LOAD GROUP REACTION TABLE

COLUMN	1-D			1-C			1-B			1-A		
LOAD GROUP	H	V	L	H	V	L	H	V	L	H	V	L
D	0.0	0.3	0.	0.	0.9	0.	0.	0.9	0.	0.0	0.3	0.
C	0.0	0.2	0.	0.	1.4	0.	0.	1.4	0.	0.0	0.2	0.
L	0.0	0.6	0.	0.	4.4	0.0	0.	4.4	0.0	0.0	0.6	0.
S	0.0	0.7	0.	0.	4.7	0.0	0.	4.7	0.0	0.0	0.7	0.
SBAL	0.0	0.5	0.	0.	3.6	0.0	0.	3.6	0.0	0.0	0.5	0.
SUR	0.0	0.5	0.	0.	4.1	0.0	0.	1.7	0.	0.0	-0.1	0.
SUL	0.0	-0.1	0.	0.	1.7	0.	0.	4.1	0.0	0.0	0.5	0.
W+	0.0	-1.3	0.	0.	-7.2	1.8	0.	-7.2	1.8	0.0	-3.1	2.8
W-	0.0	-1.3	0.	0.	-7.2	-2.0	0.	-7.2	-2.0	0.0	0.4	0.
WR	0.0	-1.3	0.	0.	-5.7	0.0	1.7	-8.6	0.0	0.0	-1.3	0.
WL	0.0	-1.3	0.	-1.7	-8.6	0.0	0.	-5.7	0.0	0.0	-1.3	0.
W16+	0.	0.	0.	0.	-7.2	2.0	0.	-7.2	2.0	0.	0.	0.
E+	0.	0.	0.	0.	0.	0.1	0.	0.	0.1	0.	-1.5	2.4
E-	0.	0.	0.	0.	0.	-0.1	0.	0.	-0.1	0.	1.5	0.
ER	0.	0.	0.	0.	0.6	0.	0.7	-0.6	0.	0.	0.	0.
EL	0.	0.	0.	-0.7	-0.6	0.	0.	0.6	0.	0.	0.	0.

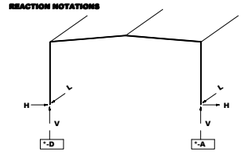
LOAD GROUP DESCRIPTION

D	:	Dead load
C	:	Collateral load
L	:	Live load
S	:	Uniform snow load
SBAL	:	Balanced roof snow
SUR	:	Unbalanced snow - Wind from right to left
SUL	:	Unbalanced snow - Wind from left to right
W+	:	Wind load as an inward acting pressure
W-	:	Wind load as an outward acting suction
WR	:	Wind force from the right
WL	:	Wind force from the left
W16+	:	Min. 16 psf wind as an inward acting pressure
E+	:	Seismic force acting inward
E-	:	Seismic force acting outward
ER	:	Seismic force from right
EL	:	Seismic force from left

FRAME ID #23 cs 40./16.667/26.5 20./95./ | USER NAME:Jose.Martinezjim JOB NAME:34452A | DATE:06/12/25 | PAGE:23-2 | FILE:frames_2-3.fra

SUPPORT REACTIONS FOR EACH LOAD GROUP
*LOCATION: Gridlines: 2 3
NOTES:(1) All reactions are in kips and kip-ft. | TIME:11:40:30
(2) The seismic overstrength factor (Omega) is not included in the "RBDWEQ" and "RBUPEQ" Load Group reactions.
Seismic "BASE-ONLY" combination reactions include an overstrength factor of: 2.000
(3) Primary wind load cases are not concurrent.
(4) X-bracing reactions (RBPULW and RBUPEQ) are combined with LWL and LEQ groups only.

REACTION NOTATIONS



LOAD GROUP REACTION TABLE GRIDLINES * = 2 3

COLUMN	*-D			*-A		
LOAD GROUP	H	V	L	H	V	L
DL	0.5	1.8	-0.0	-0.5	1.8	-0.0
COLL	0.9	3.2	-0.0	-0.9	3.2	-0.0
SNOW	3.1	10.6	-0.0	-3.1	10.6	-0.0
LL	1.8	6.4	-0.0	-1.8	6.4	-0.0
RBDWEQ	-0.0	1.5	-0.0	0.0	1.5	-0.0
EQ	-0.7	-0.6	-0.0	0.7	0.6	-0.0
RBUPEQ	0.0	-1.5	-2.4	-0.0	-1.5	-2.4
WL1	-3.9	-8.2	-0.0	-1.0	-4.6	-0.0
WL2	-4.2	-4.9	-0.0	-0.8	-1.4	-0.0
WL3	1.0	-4.6	-0.0	3.9	-8.2	-0.0
WL4	0.8	-1.4	-0.0	4.2	-4.9	-0.0
LWL1	0.4	-7.0	-0.0	-0.1	-5.7	-0.0
RBUPLW	0.0	-1.7	-2.8	-0.0	-1.8	-2.8
LWL2	0.1	-5.7	-0.0	-0.4	-7.0	-0.0
LWL3	0.1	-3.8	-0.0	0.1	-2.5	-0.0
LWL4	-0.1	-2.5	-0.0	-0.1	-3.8	-0.0
SBAL	2.3	8.0	-0.0	-2.3	8.0	-0.0
RS	1.9	4.4	-0.0	-1.9	7.8	-0.0

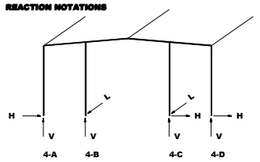
LOAD GROUP DESCRIPTION

DL	:	Roof Dead Load
COLL	:	Roof Collateral Load
SNOW	:	Roof Snow Load
LL	:	Roof Live Load
RBDWEQ	:	Downward Acting Rod Brace Load from Long. Seismic
EQ	:	Lateral Seismic Load [parallel to plane of frame]
RBUPEQ	:	Upward Acting Rod Brace Load from Long. Seismic
WL1	:	Wind from Left to Right with +GCpi
WL2	:	Wind from Left to Right with -GCpi
WL3	:	Wind from Right to Left with +GCpi
WL4	:	Wind from Right to Left with -GCpi
LWL1	:	Windward Corner Left with +GCpi
RBUPLW	:	Upward Acting Rod Brace Load from Long. Wind
LWL2	:	Windward Corner Right with +GCpi
LWL3	:	Windward Corner Left with -GCpi
LWL4	:	Windward Corner Right with -GCpi
SBAL	:	Code Calculated Balanced Roof Snow Load
RS	:	Unbalanced Right Roof Snow Load

FRAME DESCRIPTION: Endwall EWD | USER NAME:Jose.Mar JOB NAME:34452A | DATE:06/12/25 | PAGE:EW-2
PATH: R/jobs\Active\Eng\20-B-34452\ver01-jose.martinezjimenez\BLDG-A\run0 | FILE:REW4BLDG1

SUPPORT REACTIONS FOR EACH LOAD GROUP
NOTE: All reactions are in kips and kip-ft. | TIME:11:31:03

REACTION NOTATIONS



LOAD GROUP REACTION TABLE

COLUMN	4-A			4-B			4-C			4-D		
LOAD GROUP	H	V	L	H	V	L	H	V	L	H	V	L
D	0.0	0.3	0.	0.	0.9	0.	0.	0.9	0.	0.0	0.3	0.
C	0.0	0.2	0.	0.	1.4	0.	0.	1.4	0.	0.0	0.2	0.
L	0.0	0.6	0.	0.	4.4	0.0	0.	4.4	0.0	0.0	0.6	0.
S	0.0	0.7	0.	0.	4.7	0.0	0.	4.7	0.0	0.0	0.7	0.
SBAL	0.0	0.5	0.	0.	3.6	0.0	0.	3.6	0.0	0.0	0.5	0.
SUR	0.0	0.5	0.	0.	4.1	0.0	0.	1.7	0.	0.0	-0.1	0.
SUL	0.0	-0.1	0.	0.	1.7	0.	0.	4.1	0.0	0.0	0.5	0.
W+	0.0	-1.3	0.	0.	-7.2	1.8	0.	-7.2	1.8	0.0	-1.3	0.
W-	0.0	-1.3	0.	0.	-7.2	-2.0	0.	-7.2	-2.0	0.0	-1.3	0.
WR	0.0	-1.3	0.	0.	-7.2	0.0	0.	-4.0	0.0	1.8	-4.5	0.
WL	0.0	-1.3	0.	0.	-7.2	0.0	-1.7	-10.2	0.0	0.0	1.7	0.
W16+	0.	0.	0.	0.	-7.2	2.0	0.	-7.2	2.0	0.	0.	0.
E+	0.	0.	0.	0.	0.	0.1	0.	0.	0.1	0.	0.	0.
E-	0.	0.	0.	0.	0.	-0.1	0.	0.	-0.1	0.	0.	0.
ER	0.	0.	0.	0.	0.	0.	0.	1.3	0.	0.7	-1.3	0.
EL	0.	0.	0.	0.	0.	0.	-0.7	-1.2	0.	0.	1.2	0.

LOAD GROUP DESCRIPTION

D	:	Dead load
C	:	Collateral load
L	:	Live load
S	:	Uniform snow load
SBAL	:	Balanced roof snow
SUR	:	Unbalanced snow - Wind from right to left
SUL	:	Unbalanced snow - Wind from left to right
W+	:	Wind load as an inward acting pressure
W-	:	Wind load as an outward acting suction
WR	:	Wind force from the right
WL	:	Wind force from the left
W16+	:	Min. 16 psf wind as an inward acting pressure
E+	:	Seismic force acting inward
E-	:	Seismic force acting outward
ER	:	Seismic force from right
EL	:	Seismic force from left

NOTES

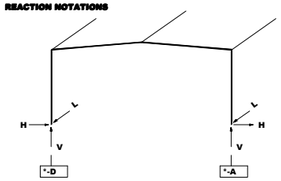
1) THE REACTIONS PROVIDED ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF MAILING. ANY CHANGES TO BUILDING LOADS OR DIMENSIONS MAY CHANGE THE REACTIONS. THE REACTIONS WILL BE SUPERSEDED AND VOIDED BY ANY FUTURE MAILING.
2) THE REACTIONS PROVIDED HAVE BEEN CREATED WITH THE FOLLOWING LAYOUT (UNLESS NOTED OTHERWISE).
a) A REACTION TABLE IS PROVIDED WITH THE REACTIONS FOR EACH LOAD GROUP.
b) RIGID FRAMES
(1) GABLED BUILDINGS
(a) LEFT AND RIGHT COLUMNS ARE DETERMINED AS IF VIEWING THE LEFT SIDE OF THE BUILDING, AS SHOWN ON THE ANCHOR ROD DRAWING, FROM THE OUTSIDE OF THE BUILDING.
(b) INTERIOR COLUMNS ARE SPACED FROM LEFT SIDE TO RIGHT SIDE.
(2) SINGLE SLOPE BUILDINGS
(a) LEFT COLUMN IS THE LOW SIDE COLUMN.
(b) RIGHT COLUMN IS THE HIGH SIDE COLUMN.
(c) INTERIOR COLUMNS ARE SPACED FROM LOW SIDE TO HIGH SIDE.
c) ENDWALLS
(1) LEFT AND RIGHT COLUMNS ARE DETERMINED AS IF VIEWING THE WALL FROM THE OUTSIDE.
(2) INTERIOR COLUMNS ARE SPACED FROM LEFT TO RIGHT.
d) ANCHOR ROD SIZE IS DETERMINED BY SHEAR AND TENSION AT THE BOTTOM OF THE BASE PLATE. THE LENGTH OF THE ANCHOR ROD AND METHOD OF LOAD TRANSFER TO THE FOUNDATION ARE TO BE DETERMINED BY THE FOUNDATION ENGINEER.
e) ANCHOR RODS ARE ASTM F1554 Gr. 36 MATERIAL UNLESS NOTED OTHERWISE ON THE ANCHOR ROD LAYOUT DRAWING.
f) X-BRACING
(1) ROD BRACING REACTIONS HAVE BEEN INCLUDED IN VALUES SHOWN IN THE REACTION TABLES.
(2) FOR IBC AND UBC BASED BUILDING CODES, WHEN X-BRACING IS PRESENT IN THE SIDEWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS (RBUPEQ AND RBDWEQ) DO NOT INCLUDE THE AMPLIFICATION FACTOR, Ω_0.
(3) FOR CANADA BUILDING CODE (NBC), WHEN X-BRACING IS PRESENT IN THE SIDEWALL OR ENDWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS (RBUPEQ & RBDWEQ) ARE MULTIPLIED BY FORCE REDUCTION FACTOR, Rd, WHEN SPECIFIED SHORT-PERIOD SPECTRAL ACCELERATION RATIO ($I_E F_a S_a(0.2)$) IS GREATER THAN 0.45.
3) REACTIONS ARE PROVIDED AS UN-FACTORED FOR EACH LOAD GROUP APPLIED TO THE COLUMN. THE FOUNDATION ENGINEER WILL APPLY THE APPROPRIATE LOAD FACTORS AND COMBINE THE REACTIONS IN ACCORDANCE WITH THE BUILDING CODE AND DESIGN SPECIFICATIONS TO DETERMINE BEARING PRESSURES AND CONCRETE DESIGN. THE FACTORS APPLIED TO LOAD GROUPS FOR THE STEEL COLUMN DESIGN MAY BE DIFFERENT THAN THE FACTORS USED IN THE FOUNDATION DESIGN.
a) FOR PROJECTS USING ULTIMATE DESIGN WIND SPEEDS SUCH AS 2012 IBC, 2015 IBC, OR FLORIDA BUILDING CODE, THE WIND LOAD REACTIONS ARE AT A STRENGTH VALUE WITH A LOAD FACTOR OF 1.0.
b) FOR IBC CODES, THE SEISMIC REACTIONS PROVIDED ARE AT A STRENGTH LEVEL AND DO NOT CONTAIN THE RHO FACTOR.
c) FOR NBCC CODES, THE SEISMIC REACTIONS PROVIDED DO NOT CONTAIN THE $R_d R_o$ FACTOR.
THE MANUFACTURER DOES NOT PROVIDE "MAXIMUM" LOAD COMBINATION REACTIONS. HOWEVER, THE INDIVIDUAL LOAD REACTIONS PROVIDED MAY BE USED BY THE FOUNDATION ENGINEER TO DETERMINE THE APPLICABLE LOAD COMBINATIONS FOR HIS/HER DESIGN PROCEDURES AND ALLOW FOR AN ECONOMICAL FOUNDATION DESIGN.

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND MARKED AS "ISSUED FOR CONSTRUCTION"

FRAME ID #23 cs 40./16.667/26.5 20./95./ | USER NAME:Jose.Martinezjim JOB NAME:34452A | DATE:06/12/25 | PAGE:23-3 | FILE:frames_2-3.fra

SUPPORT REACTIONS FOR EACH LOAD GROUP
*LOCATION: Gridlines: 2 3
NOTES:(1) All reactions are in kips and kip-ft. | TIME:11:40:30
(2) The seismic overstrength factor (Omega) is not included in the "RBDWEQ" and "RBUPEQ" Load Group reactions.
Seismic "BASE-ONLY" combination reactions include an overstrength factor of: 2.000
(3) Primary wind load cases are not concurrent.
(4) X-bracing reactions (RBPULW and RBUPEQ) are combined with LWL and LEQ groups only.

REACTION NOTATIONS



LOAD GROUP REACTION TABLE GRIDLINES * = 2 3

COLUMN	*-D			*-A		
LOAD GROUP	H	V	L	H	V	L
LS	1.9	7.8	-0.0	-1.9	4.4	-0.0
RBDWLW	-0.0	1.7	-0.0	0.0	1.8	-0.0

LOAD GROUP DESCRIPTION

LS	:	Unbalanced Left Roof Snow Load
RBDWLW	:	Downward Acting Rod Brace Load from Long. Wind

This item has been electronically signed and sealed by Russell Ma, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

METALLIC BUILDING SYSTEMS (Part of the Cornerstone Building Brands family)

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARZCUREN

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Construction
☒ Issued For Permit

Scale: NOT TO SCALE
Drawn by: GK 6/17/25
Checked by: BW 6/17/25
Project Engineer: JDM
Job Number: 20-B-34452
Sheet Number: F3 of 3

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the manufacturer, Cornerstone Building Brands or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

RUSSELL MA, P.E.
CALIFORNIA P.E. C67054

Jun 17, 2025

REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

Builder/Contractor Responsibilities

Drawing Validity- These drawings, supporting structural calculations and design certification are based on the order documents as of the date of these drawings. These documents describe the material supplied by the manufacturer as of the date of these drawings. Any changes to the order documents after the date on these drawings may void these drawings, supporting structural calculations and design certification. The Builder/Contractor is responsible for notifying the building authority of all changes to the order documents which result in changes to the drawings, supporting structural calculations and design certification.

Builder Acceptance of Drawings- Approval of the manufacturer's drawings and design data affirms that the manufacturer has correctly interpreted and applied the requirements of the order documents and constitutes Builder/Contractor acceptance of the manufacturer's interpretations of the order documents and standard product specifications, including its design, fabrication and quality criteria standards and tolerances. (AISC COSP June 2016 Section 4.4.1)

Code Official Approval - It is the responsibility of the Builder/Contractor to ensure that all project plans and specifications comply with the applicable requirements of any governing building authority. The Builder/Contractor is responsible for securing all required approvals and permits from the appropriate agency as required.

Building Erection - The Builder/Contractor is responsible for all erection of the steel and associated work in compliance with the Metal Building Manufacturers drawings. Temporary supports, such as temporary guys, braces, false work or other elements required for erection will be determined, furnished and installed by the erector (AISC COSP June 2016 Section 7.10.3).

Discrepancies - Where discrepancies exist between the Metal Building plans and plans for other trades, the Metal Building plans will govern. (AISC COSP June 2016 Section 3.3)

Materials by Others - All interface and compatibility of any materials not furnished by the manufacturer are the responsibility of and to be coordinated by the Builder/Contractor or A/E firm. Unless specific design criteria concerning any interface between materials if furnished as a part of the order documents, the manufacturers assumptions will govern.

Modification of the Metal Building from Plans - The Metal Building supplied by the manufacturer has been designed according to the Building Code and specifications and the loads shown on this drawing. Modification of the building configuration, such as removing wall panels or braces, from that shown on these plans could affect the structural integrity of the building. The Metal Building Manufacturer or a Licensed Structural Engineer should be consulted prior to making any changes to the building configuration shown on these drawings. The Metal Building Manufacturer will assume no responsibility for any loads applied to the building not indicated on these drawings.

Foundation Design - The Metal Building Manufacturer is not responsible for the design, materials and workmanship of the foundation. Anchor rod plans prepared by the manufacturer are intended to show only location, diameter and projection of the anchor rods required to attach the Metal Building System to the foundation. It is the responsibility of the end customer to ensure that adequate provisions are made for specifying rod embedment, bearing values, tie rods and or other associated items embedded in the concrete foundation, as well as foundation design for the loads imposed by the Metal Building System, other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 06 Sections 3.2.2 and A3)

Shimming - In accordance with Section 6.10 of Chapter 4 Common Industry Practices in the Metal Building Systems Manual, shimming is a normal part of erection and is not subject to claim.

Building Descriptions			
Building ID	Width	Length	Height
Building A	40'-0	80'-0	16'-8

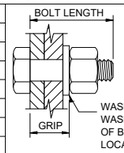
Download panel installation manuals from:

www.CBBmanuals.com

Descargue los manuales de instalación del panel desde:

www.CBBmanuals.com

½" DIA. A325 BOLT GRIP TABLE	
GRIP	LENGTH
0 TO 9/16"	1 1/4" F.T.
Over 9/16" TO 1 1/16"	1 3/4" F.T.
Over 1 1/16" TO 1 5/16"	2"
Over 1 5/16" TO 1 9/16"	2 1/4"
Over 1 9/16" TO 1 13/16"	2 1/2"
Over 1 13/16" TO 2 1/16"	2 3/4"
LOCATIONS OF BOLTS LONGER THAN 2 3/4" NOTED ON ERECTION DRAWINGS	
F.T. DENOTES FULLY THREADED	



NOTE: FULL THREAD ENGAGEMENT IS DEEMED TO HAVE BEEN MET WHEN THE END OF THE BOLT IS FLUSH WITH THE FACE OF THE NUT.

WASHER REQUIRED ONLY WHEN SPECIFIED. WASHER MAY BE LOCATED UNDER HEAD OF BOLT, UNDER NUT, OR AT BOTH AT LOCATIONS NOTED ON ERECTION DRAWINGS. ADD 5/32" FOR EACH WASHER TO MATERIAL THICKNESS TO DETERMINE GRIP.

METALLIC BUILDING SYSTEMS

Part of the **Cornerstone Building Brands** Family

Sales: 866.800.6353

metallic.com

DESIGN CRITERIA

```
Job Number .....................: 20-B-34452
Builder ........................: FABRI-STEEL WEST-111010
Jobsite Location ...............: ROSEVILLE SOCCER COMPLEX, ROSEVILLE, CA

Building Code ..................: 2022 CALIFORNIA BUILDING CODE
Building Risk Category .........: Normal (Risk Category II)
Roof Dead Load
     Superimposed ..............: 2.35 psf
     Collateral ................: 6.00 psf
     (6.00 psf Other)
Roof Live Load .................: 20.00 psf reduction allowed

Snow
     Ground Snow Load (Pg) .....: 20.00 psf
     Snow Importance Factor (I) .: 1.00
     Snow Exposure Factor (Ce) ..: 0.90
     Thermal Factor (Ct) .......: 1.20
     Slope Factor (Cs) .........: 1.00
     Sloped Roof Snow (Ps) .....: 15.12 psf
     Minimum Roof Snow Load (Pm) : 20.00 psf

Wind
     Ultimate Wind Speed (Vult) .: 95 mph
     Nominal Wind Speed (Vasd) ..: 74 mph (IBC section 1609.3.1)
     Serviceability Wind Speed ..: 66 mph
     Ground Elevation Factor ....: 1.00 (97 ft ASL)
     Wind Exposure Category .....: C
     Exposure Coefficient (MWFRS): 0.868
     Enclosure Classification ...: Enclosed Building
     Internal Pressure Coef (GCpi): 0.18/-0.18
     Wall Loads for components not provided by building manufacturer
     Zone 5 Areas (within 4.00' of corner) : 18.34 psf pressure -24.45 psf suction
     Zone 4 Areas (away from corners)      : 18.34 psf pressure -19.87 psf suction
     These values are the maximum values required based on a 10 sq ft area.
     Components with larger areas may have lower wind loads.

Seismic
     Seismic Importance Factor (Ie): 1.00
     Seismic Design Category ....: D
     Soil Site Class ............: D Stiff Soil (Default)
     Ss .........................: 0.468 g        Sds ....: 0.445 g
     S1 .........................: 0.230 g        Sd1 ....: 0.328 g
     Analysis Procedure .........: Equivalent Lateral Force
     Column Line                          1 & 4      2-3        SWA & SWC
     Basic Force Resisting System         B3         C4         B3
     Response Modification Coefficient (R)  3.25     3.50       3.25
     Seismic Response Coefficient (Cs)      0.137    0.127      0.137
     Design Base Shear in kips (V)          1.42     2.96       4.82
     Basic Structural System (from ASCE 7-16 Table 12.2-1)
       B3 - Ordinary Steel Concentrically Braced Frame
       C4 - Ordinary Steel Moment Frame
```

DEFLECTION CRITERIA

```
Job Number .....................: 20-B-34452
Builder ........................: FABRI-STEEL WEST-111010
Jobsite Location ...............: ROSEVILLE SOCCER COMPLEX, ROSEVILLE, C
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The material supplied by the manufacturer has been designed with the following minimum deflection criteria. The actual deflection may be less depending on actual load and actual member length.

BUILDING DEFLECTION LIMITS .....: BLDG-A

Roof Limits	Rafters	Purlins	Panels
Live: L/	180	150	60
Snow: L/	180	180	60
Serviceability Wind: L/	180	180	60
Total Gravity: L/	120	120	60
Total Uplift: L/	N/A	N/A	60

Frame Limits	Sidesway
Live: H/	60
Snow: H/	60
Serviceability Wind: H/	60
Seismic Drift: H/	40
Total Gravity: H/	60
Service Seismic: H/	40

Wall Limits	Limit
Total Wind Panels: L/	60
Total Wind Girts: L/	90
Total Wind EW Columns: L/	120

The Service Seismic limit as shown here is at service level loads.

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Field Services: 844.840.4603
field.services@cornerstone-bb.com

PROJECT NOTES

Material properties of steel bar, plate, and sheet used in the fabrication of built-up structural framing members conform to ASTM A529, ASTM A572, or ASTM A1011 with 55 ksi min. yield, except flanges wider than 12" and thicker than 3/8", all flanges thicker than 1", and all webs thicker than 3/8" are 50 ksi min. yield. Rod X-bracing conforms to ASTM A529 or ASTM A572 with 50 ksi min. yield. Cable X-bracing conforms to ASTM A475 7 Strand Extra High-Strength grade. Hot rolled structural shapes conform to ASTM A992, ASTM A529, or ASTM A572 with 50 ksi min. yield. Hot rolled angles, other than flange braces, conform to ASTM A36 minimum. Round and rectangular HSS conforms to ASTM A500 Grade B. Cold-formed steel secondary framing Members conform to ASTM A1011 or ASTM A653 Grade 55 with 55 ksi min. yield. For Canada, material properties conform to CAN/CSA G40.20/G40.21 or equivalent.

Unless otherwise noted, special inspection of fabricated items is not required. Per IBC section 1704.2.5.1, fabricator is approved to perform such work without special inspection through maintenance of IAS AC 472 certification MB-136.

Bolted joints with A325 Type 1 bolts greater than 1/2" diameter are specified as pre-tensioned joints in accordance with the most recent edition of the RCSC Specification for Structural Joints Using ASTM A325 or A490 Bolts. Pre Tensioning can be accomplished by using the turn-of-nut method of tightening, calibrated wrench, twist-off-type tension-control bolts or direct-tension indicator as acceptable to the Inspecting Agency and Building Official. Installation inspection requirements for pre-tensioned joints (Specification for Structural Joints Section 9.2) using turn-of-nut method is suggested. The connections on this project are not slip critical.

Design criteria as noted is as given within order documents and is applied in general accordance with the applicable provisions of the model code and/or specification indicated. Neither the metal building manufacturer nor the certifying engineer declares or attests that the loads as designated are proper for local provisions that may apply or for site specific parameters. The design criteria is supplied by the builder, project owner, or an Architect and/or Engineer of Record for the overall construction project.

This project is designed using manufacturer's standard serviceability criteria. Generally this means that all deflections are within typical performance limits for normal occupancy and standard metal building products.

This metal building system is designed as an Enclosed Building. Exterior and/or operable components including, but not limited to, doors, windows, vents, etc. ("Components") must be designed to withstand the required component and cladding wind pressures specified by the building code. In order to maintain the metal building system's Enclosed Building condition, all Components shall be closed when wind velocities reach half the designed wind load for the metal building system as shown on the drawings and design criteria documentation. Failure to maintain the metal building system's Enclosed Building condition will violate and void all warranties and certifications applicable to the material supplied by the metal building manufacturer.

The use of fully exposed for the snow exposure results in the rigid frames being designed for only 90 percent of the roof snow load that is used for partially exposed. For a fully exposed snow exposure to be used, all of the following conditions must be true:
1. The roof is exposed to wind on all sides with no obstructions higher than the roof located closer to the building than a distance equal to 10 times the height of the obstruction above the roof.
2. The roof is exposed to wind on all sides with no significant obstructions on the roof such as parapet walls or large roof top mechanical units.
3. The roof is not exposed to accumulation of snow due to drifting or sliding from adjacent structures.

The materials by the manufacturer will be fabricated in a facility that has received Certification of Accreditation for the Manufacture of Metal Building Systems (AC472) from International Accreditation Service (IAS). This certification is recognized under Section 1704 of the IBC for approved fabricator.

Framed openings, walk doors, and open areas shall be located in the bay and elevation as shown in the erection drawings. The cutting or removal of girts shown on the erection drawings due to the addition of framed openings, walk doors, or open areas not shown may void the design certifications supplied by the metal building manufacturer.

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND MARKED AS "ISSUED FOR CONSTRUCTION"

Drawing Index	
Page	Description
F1	Anchor Rod Setting Plan
F2	Anchor Rod Details
F3	Reactions
E1	Cover Sheet
E2	Primary Steel
E3	Roof Framing
E4	Roof Sheeting RPA & RPC
E5	Sidewall Framing Sheeting SWA
E6	Sidewall Framing Sheeting SWC
E7	Endwall Framing Sheeting EWB
E8	Endwall Framing Sheeting EWD
E9	Cross Section at Frame Line 2
E10	Cross Section at Frame Line 3
E11	Connection Detail

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARZCUREN

☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

Drawing Status:

Scale:	NOT TO SCALE	
Drawn by:	GK	6/17/25
Checked by:	BW	6/17/25
Project Engineer:	JDM	
Job Number:	20-B-34452	
Sheet Number:	E1 of 11	

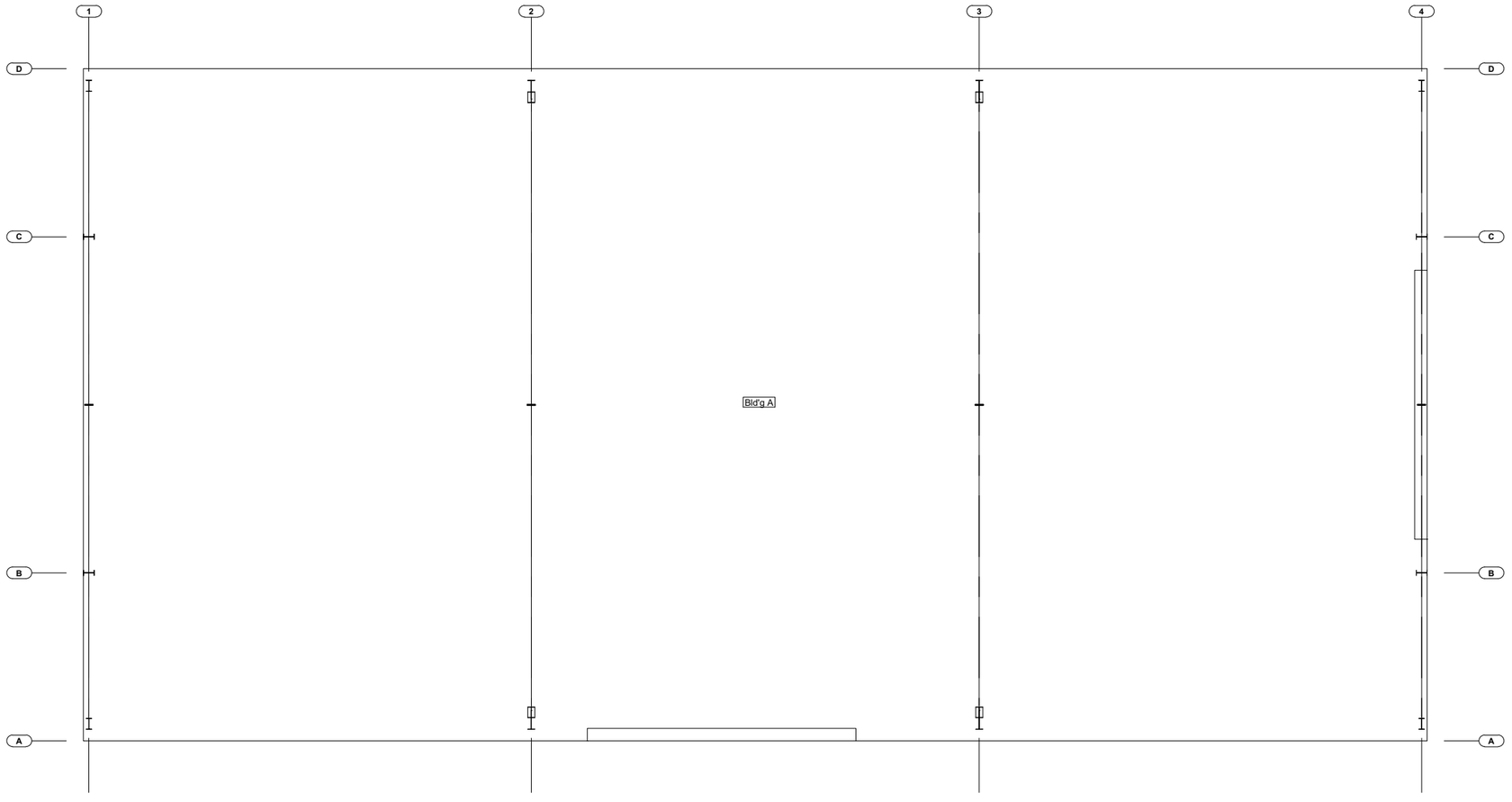
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CALIFORNIA P.E. C67054

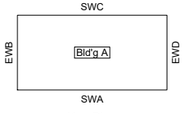
Jun 17, 2025

REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

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Primary Steel



Key Plan

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND MARKED AS "ISSUED FOR CONSTRUCTION"

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

METALLIC BUILDING SYSTEMS

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARZOUREN

Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Construction
☒ Issued For Permit

Scale: NOT TO SCALE
Drawn by: GK 6/17/25
Checked by: BW 6/17/25
Project Engineer: JDM
Job Number: 20-B-34452
Sheet Number: E2 of 11

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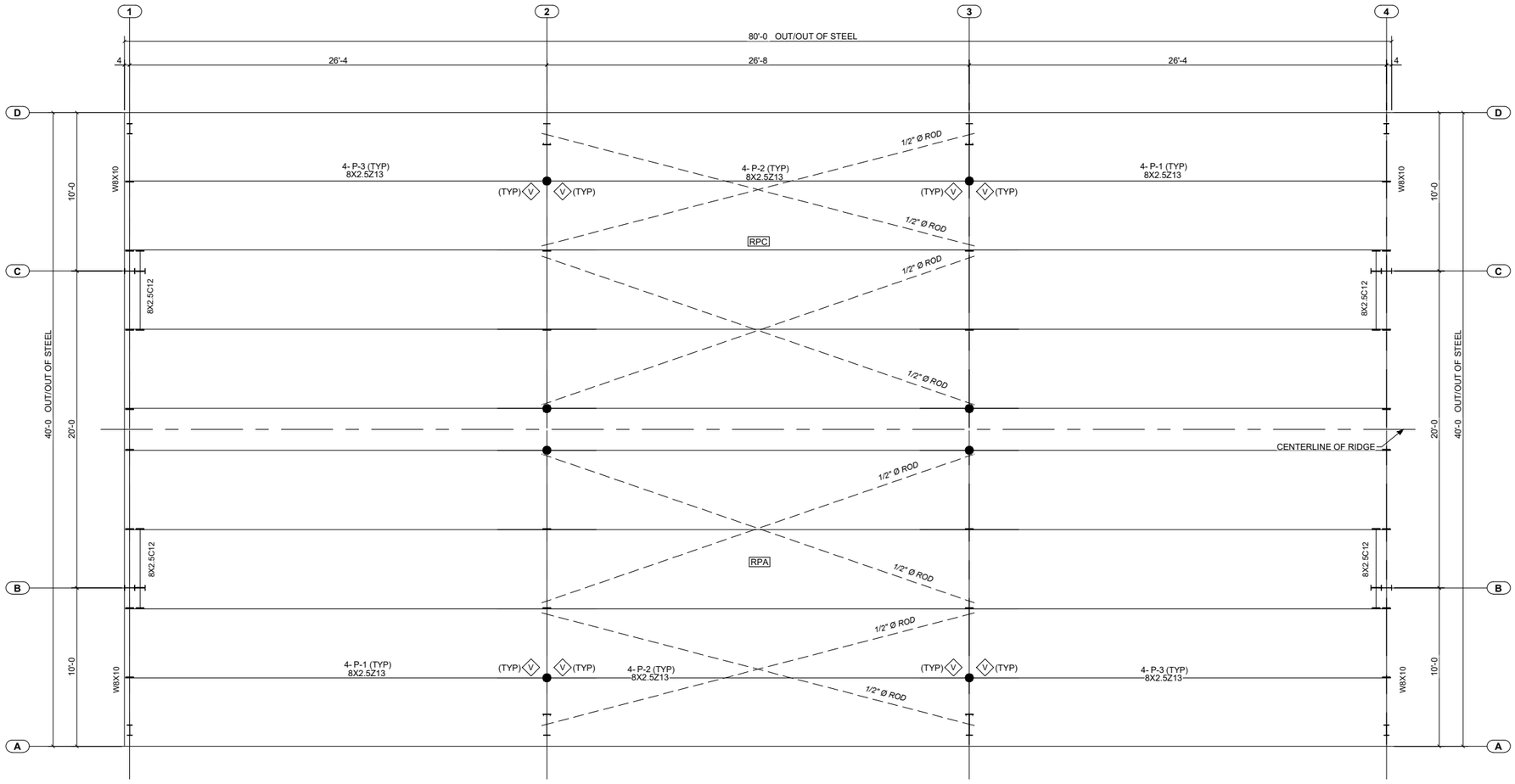
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CALIFORNIA P.E. C67054

Jun 17, 2025

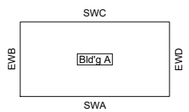
REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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● — DENOTES: CLIP LOCATION
SC90 AT 8" PURLINS
SC92 AT 10" PURLINS
SC94 AT 12" PURLINS



ZEE SECTION LAP TABLE			
SYMBOL	LAP LENGTH	SYMBOL	LAP LENGTH
G	-0'-0 1/4"	T	2'-5 3/4"
S	0'-3 3/4"	V	3'-1 3/4"
R	1'-5 3/4"	REFER TO CF01122	



Key Plan

Roof Framing

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13105 Northwest Freeway, Suite 500
Houston, TX 77040
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Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARIZCUREN

☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
Drawing Status:

Scale:	NOT TO SCALE
Drawn by:	GK 6/17/25
Checked by:	BW 6/17/25
Project Engineer:	JDM
Job Number:	20-B-34452
Sheet Number:	E3 of 11

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CALIFORNIA P.E. C67054

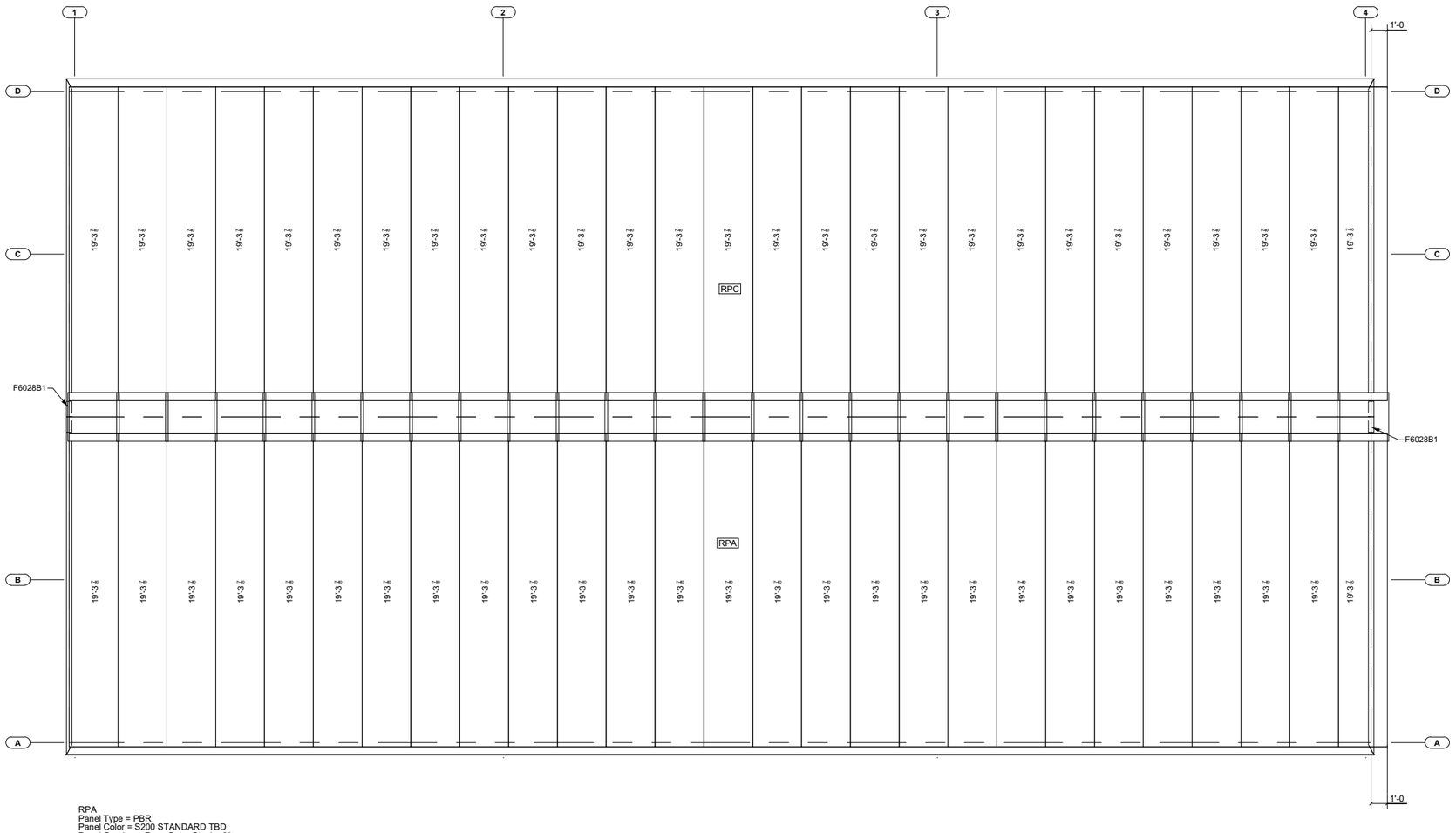
Jun 17, 2025

REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

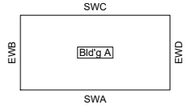
Downspouts at Building A SWA are to be placed at a spacing not to exceed 80'-0" with a downspout within 40'-0" of each end of the gutter run.

PBR ROOF PANELS ARE TO BE FIELD CUT IF THE PANELS EXTEND OUTSIDE OF THE ROOF PLANE. PANELS ARE NOT TO BE BACK LAPPED.

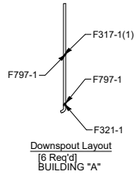
RPC
Panel Type = PBR
Panel Color = S200 STANDARD TBD
Panel Overhang From Outer Steel = 3"



RPA
Panel Type = PBR
Panel Color = S200 STANDARD TBD
Panel Overhang From Outer Steel = 3"



Key Plan



Downspout Layout
[6 Req'd]
BUILDING "A"

Roof Sheeting RPA & RPC

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13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARZOUREN

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Construction
☒ Issued For Permit

Scale:	NOT TO SCALE
Drawn by:	GK 6/17/25
Checked by:	BW 6/17/25
Project Engineer:	JDM
Job Number:	20-B-34452
Sheet Number:	E4 of 11

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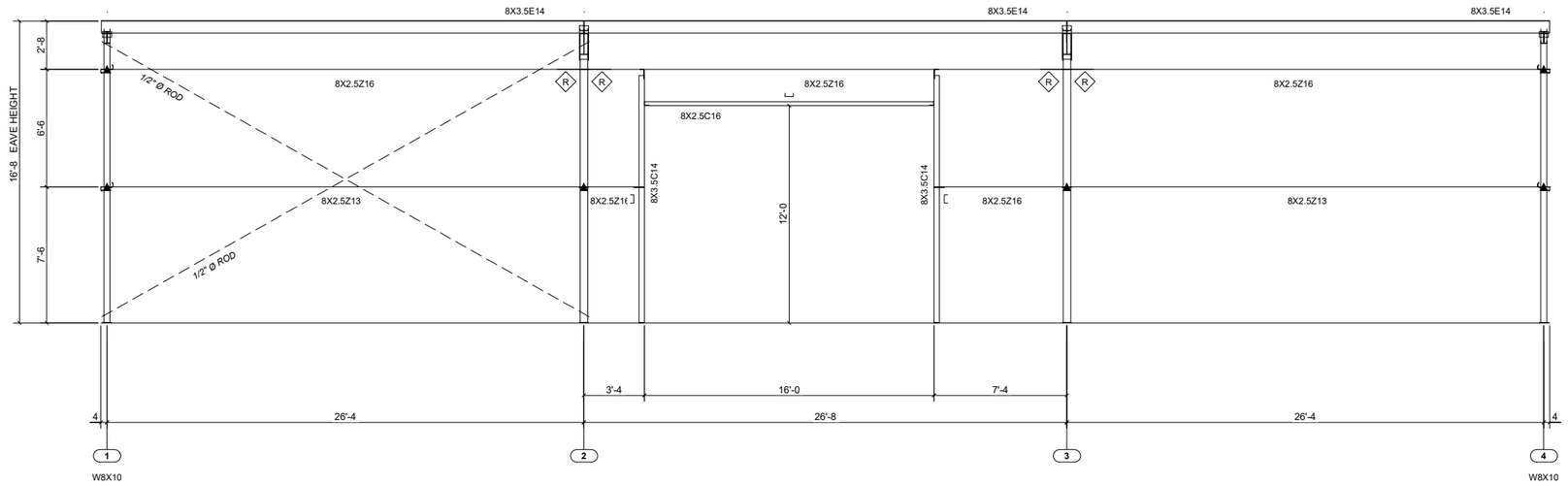
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Jun 17, 2025

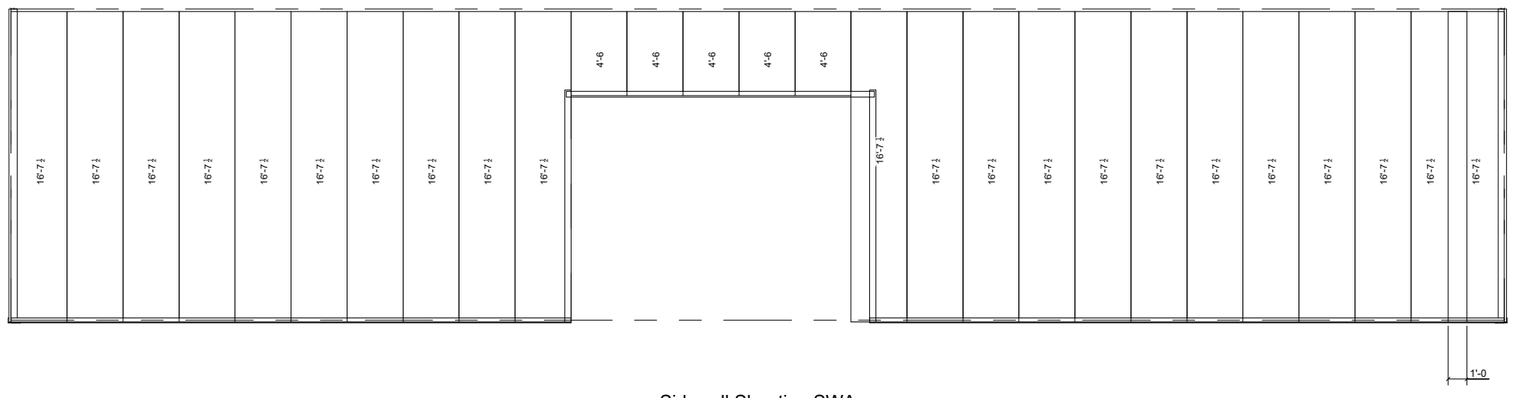
REGISTERED PROFESSIONAL ENGINEER
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C 67054
CIVIL
STATE OF CALIFORNIA

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▲ – DENOTES: (4) 1/2"Ø BOLTS AT PURLIN OR GIRT CONNECTION TO CLIP. REFER TO CF01122



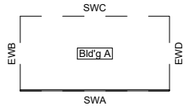
Sidewall Framing SWA at Grid Line A



PBR Wall Panels
Panel Coverage = 3'-0"
Panel Color = S200 STANDARD TBD
Panel Pkg. Req'd. = PBS-3
Field Cut Panel and Trim as required per Construction Details

Sidewall Sheeting SWA

ZEE SECTION LAP TABLE			
SYMBOL	LAP LENGTH	SYMBOL	LAP LENGTH
Q	-0'-0 1/4"	T	2'-5 3/4"
S	0'-3 3/4"	V	3'-1 3/4"
R	1'-5 3/4"	REFER TO CF01122	



Key Plan

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Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARZOUREN

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Construction
☒ Issued For Permit

Scale:	NOT TO SCALE
Drawn by:	GK 6/17/25
Checked by:	BW 6/17/25
Project Engineer:	JDM
Job Number:	20-B-34452
Sheet Number:	E5 of 11

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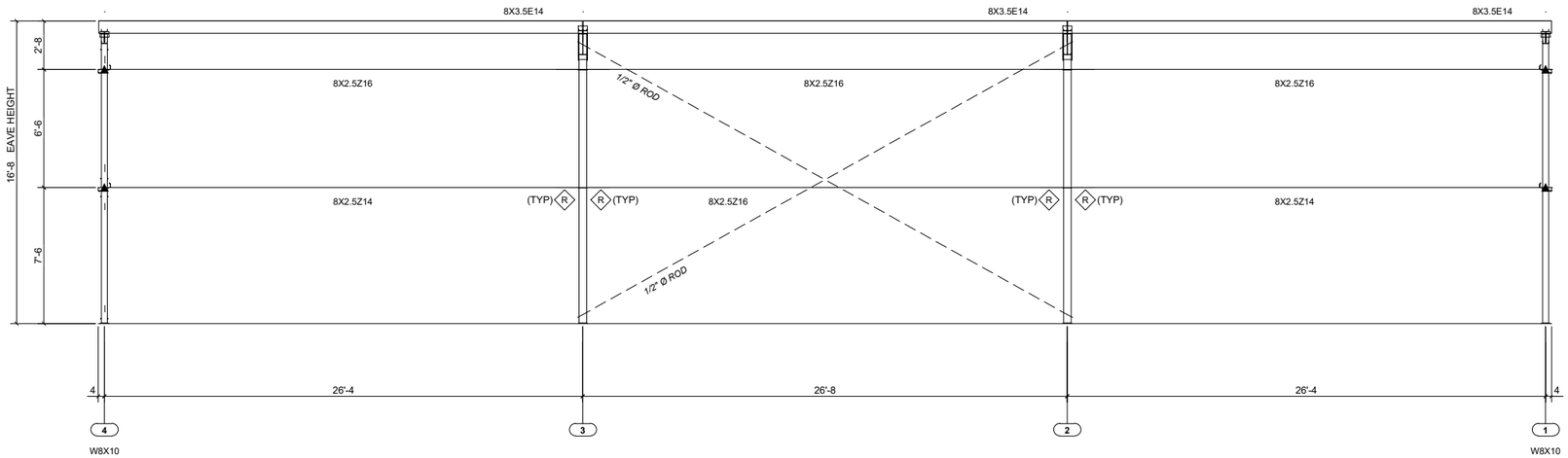
RUSSELL MA, P.E.
CALIFORNIA P.E. C67054

Jun 17, 2025

REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

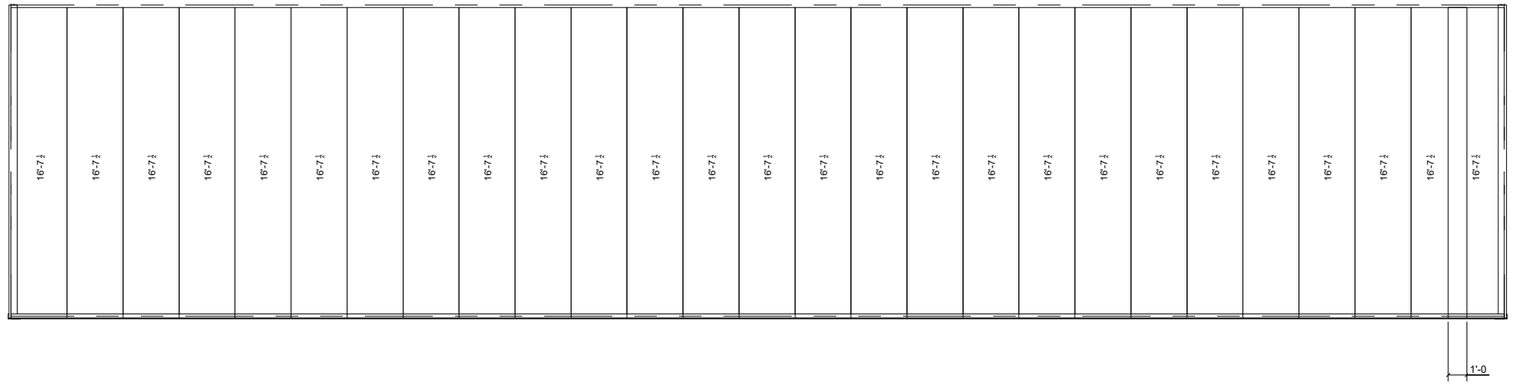
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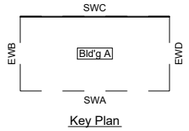
Sidewall Framing SWC at Grid Line D

PBR Wall Panels
Panel Coverage = 3'-0"
Panel Color = S200 STANDARD TBD
Panel Pkg. Req'd. = PBS-4
Field Cut Panel and Trim as required per Construction Details



Sidewall Sheeting SWC

ZEE SECTION LAP TABLE			
SYMBOL	LAP LENGTH	SYMBOL	LAP LENGTH
Q	-0'-0 1/4"	T	2'-5 3/4"
S	0'-3 3/4"	V	3'-1 3/4"
R	1'-5 3/4"	REFER TO CF01122	



Key Plan

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Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARZOUREN

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Construction
☒ Issued For Permit

Scale:	NOT TO SCALE
Drawn by:	GK 6/17/25
Checked by:	BW 6/17/25
Project Engineer:	JDM
Job Number:	20-B-34452
Sheet Number:	E6 of 11

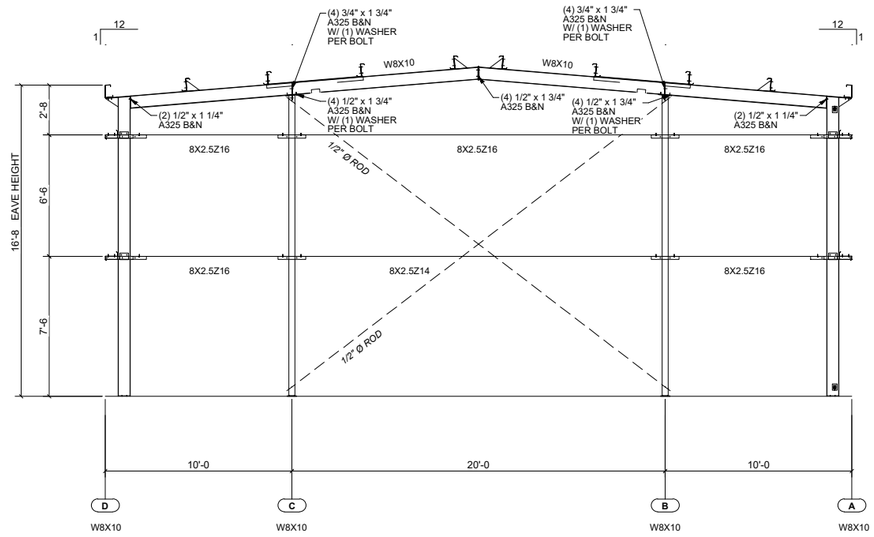
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CALIFORNIA P.E. C67054

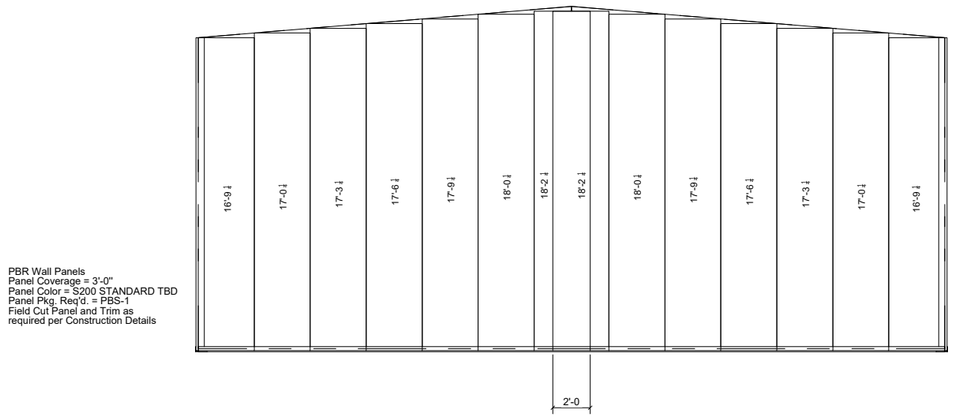
Jun 17, 2025

REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

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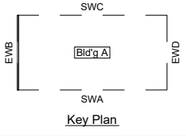


Endwall Framing EWB at Grid Line 1



PBR Wall Panels
Panel Coverage = 3'-0"
Panel Color = S200 STANDARD TBD
Panel Pkg. Req'd. = PBS-1
Field Cut Panel and Trim as required per Construction Details

Endwall Sheeting EWB



Key Plan

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Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARZOUREN

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Construction
☒ Issued For Permit

Scale:	NOT TO SCALE
Drawn by:	GK 6/17/25
Checked by:	BW 6/17/25
Project Engineer:	JDM
Job Number:	20-B-34452
Sheet Number:	E7 of 11

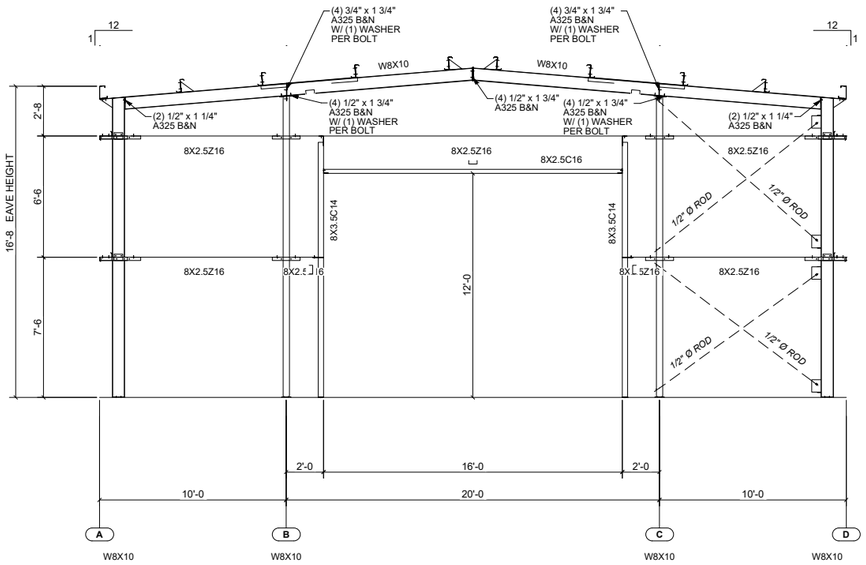
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CALIFORNIA P.E. C67054

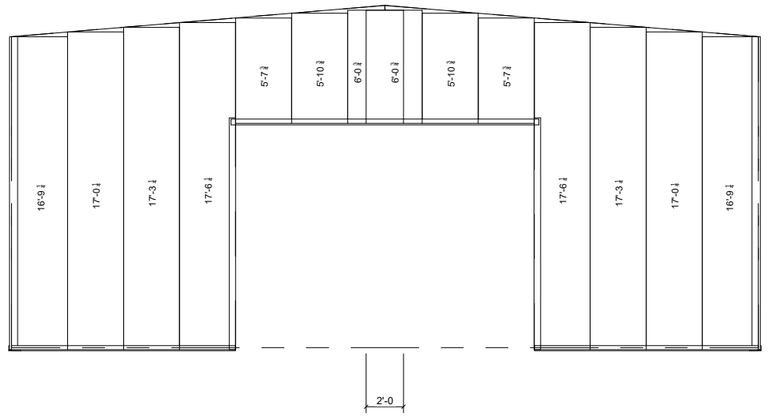
Jun 17, 2025

REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

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Endwall Framing EWD at Grid Line 4



PBR Wall Panels
Panel Coverage = 3'-0"
Panel Color = S200 STANDARD TBD
Panel Pkg. Req'd. = PBS-2
Field Cut Panel and Trim as required per Construction Details

Endwall Sheeting EWD



Key Plan

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
ROSEVILLE SOCCER COMPLEX
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ROSEVILLE CA 95747

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARZOUREN

Drawing Status:
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☒ Issued For Construction

Scale: NOT TO SCALE
Drawn by: GK 6/17/25
Checked by: BW 6/17/25
Project Engineer: JDM
Job Number: 20-B-34452
Sheet Number: E8 of 11

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CALIFORNIA P.E. C67054

Jun 17, 2025

REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

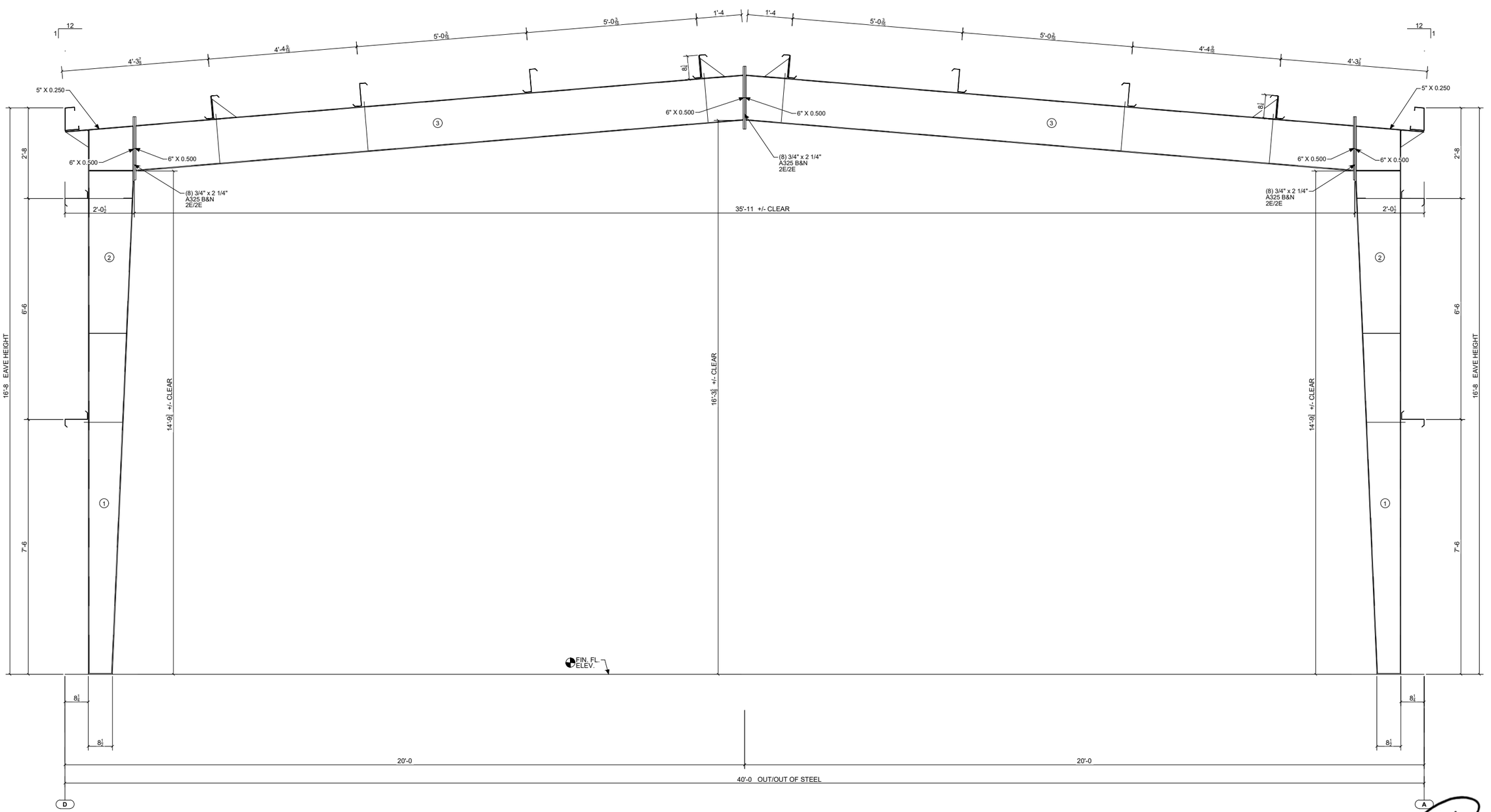
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GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
R1	328
C1	270



Cross Section at Frame Line 2

PRIMARY BUILT-UP MEMBER SIZES							
MARK	OUTSIDE FLG THICK	OUTSIDE FLG WIDTH	INSIDE FLG THICK	INSIDE FLG WIDTH	WEB THICK	WEB START DEPTH	WEB END DEPTH
1	0.2500	5"	0.2500	5"	0.1340	8.0000	13.1811
2	0.2500	5"	0.2500	5"	0.1560	13.1811	15.5000
3	0.2500	5"	0.2500	5"	0.1340	15.5000	15.5000

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2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE SACRAMENTO CA 95842-3301
JOHN ARZOUREN

Drawing Status:
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☒ Issued For Permit
☐ Issued For Construction

Scale: NOT TO SCALE
Drawn by: GK 6/17/25
Checked by: BW 6/17/25
Project Engineer: JDM
Job Number: 20-B-34452
Sheet Number: E9 of 11

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CALIFORNIA P.E. C67054

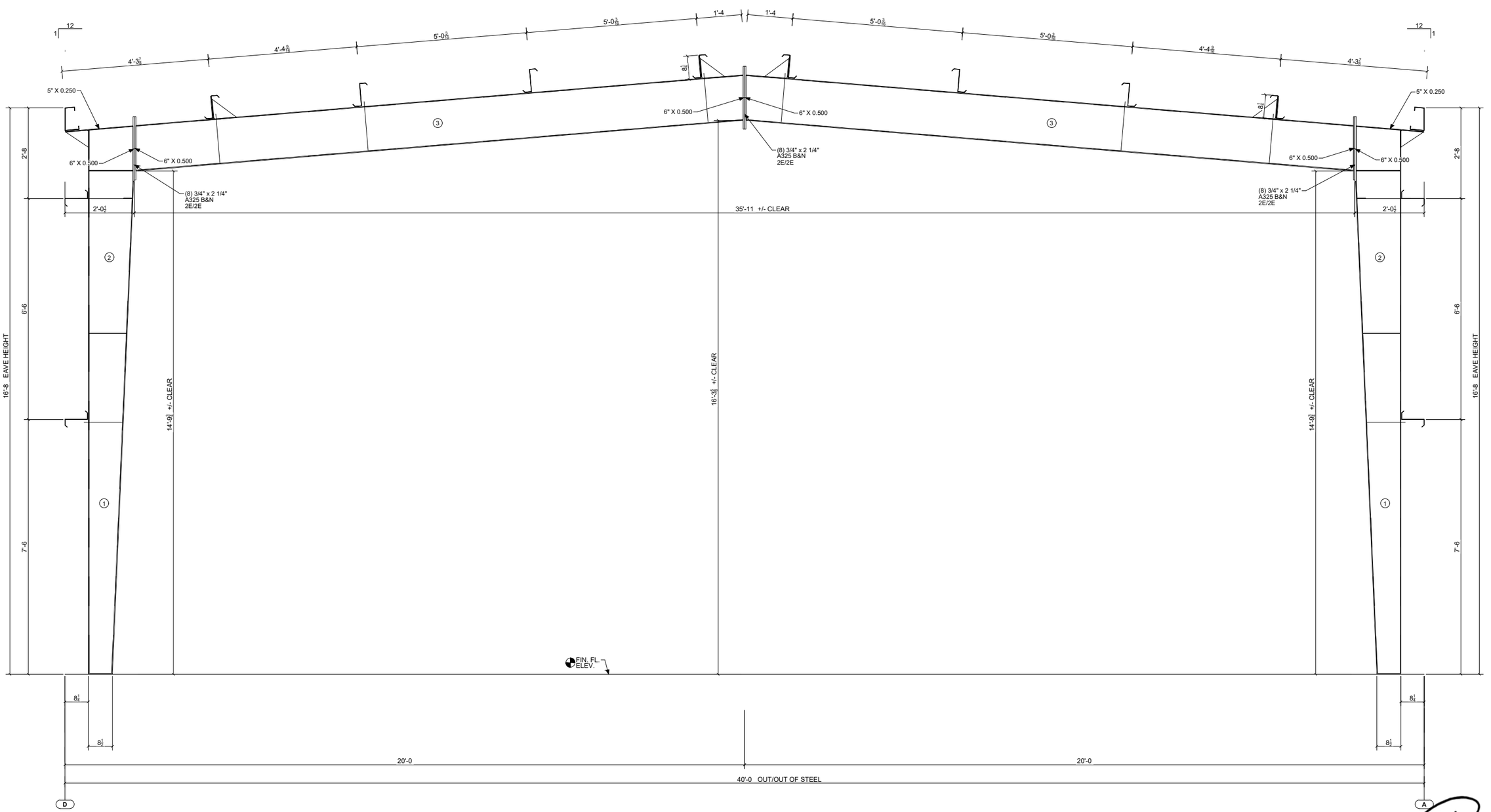
Jun 17, 2025

REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
R1	328
C1	270
C2	270



Cross Section at Frame Line 3

PRIMARY BUILT-UP MEMBER SIZES							
MARK	OUTSIDE FLG THICK	OUTSIDE FLG WIDTH	INSIDE FLG THICK	INSIDE FLG WIDTH	WEB THICK	WEB START DEPTH	WEB END DEPTH
1	0.2500	5"	0.2500	5"	0.1340	8.0000	13.1811
2	0.2500	5"	0.2500	5"	0.1560	13.1811	15.5000
3	0.2500	5"	0.2500	5"	0.1340	15.5000	15.5000

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND MARKED AS "ISSUED FOR CONSTRUCTION"

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Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
ROSEVILLE CA 95747

Customer:
FABRI-STEEL WEST-111010
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARZOUREN

Drawing Status:
☐ Issued For Approval (Not For Construction)
☒ Issued For Permit
☐ Issued For Construction

Scale: NOT TO SCALE
Drawn by: GK 6/17/25
Checked by: BW 6/17/25
Project Engineer: JDM
Job Number: 20-B-34452
Sheet Number: E10 of 11

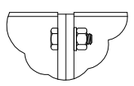
The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the manufacturer, Cornerstone Building Brands or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

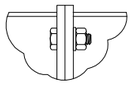
RUSSELL MA, P.E.
CALIFORNIA P.E. C67054

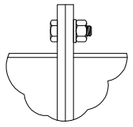
Jun 17, 2025

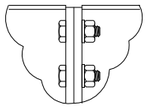
REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

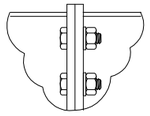
CONNECTION CODES
(FOR TOP AND BOTTOM BOLT PATTERN)

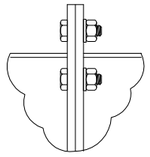

CONNECTION 1B, 1I OR 1P

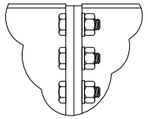

CONNECTION 1F

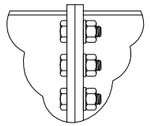

CONNECTION 1E

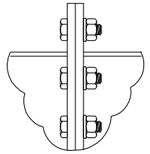

CONNECTION 2B, 2I OR 2P

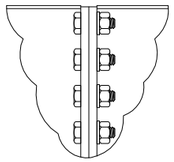

CONNECTION 2F

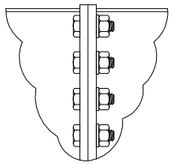

CONNECTION 2E

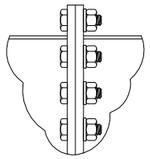

CONNECTION 3B, 3I OR 3P

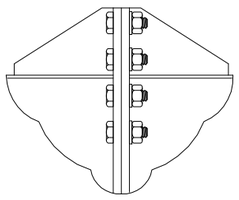

CONNECTION 3F


CONNECTION 3E


CONNECTION 4B, 4I OR 4P


CONNECTION 4F


CONNECTION 4E


CONNECTION 4X

4 E /2 E H
- CONNECTION DESIGNATION
- BLANK = STANDARD CONNECTION; H = HEAVY CONNECTION
- BOTTOM CONNECTION CODE
- BOTTOM QUANTITY OF BOLT ROWS
- CONNECTION DESIGNATION
- BLANK = STANDARD CONNECTION; H = HEAVY CONNECTION
- TOP CONNECTION CODE
- TOP QUANTITY OF BOLT ROWS

CONNECTION CODE FORMAT

CONNECTION CODE DESCRIPTION

B = THIS DESCRIPTION CODE IS USED TO DEFINE SHEAR CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE TOP FLANGE. CONNECTION PLATE LENGTH MUST BE A MINIMUM OF HALF THE RAFTER WEB DEPTH AND SHALL NOT EXCEED THE RAFTER TOTAL DEPTH.

E = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED WITH ONE SET OUTSIDE THE TOP OR BOTTOM FLANGE AND THE REMAINING SETS ARE LOCATED INSIDE THE TOP OR BOTTOM FLANGE.

F = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP OR BOTTOM FLANGE AND CONNECTION PLATE PROJECTS 1/2" BEYOND THE TOP OR BOTTOM FLANGE.

I = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP OR BOTTOM FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE TOP OR BOTTOM FLANGE.

P = THIS DESCRIPTION CODE IS USED TO DEFINE SHEAR CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE TOP FLANGE. CONNECTION PLATE LENGTH MUST BE A MINIMUM OF HALF THE RAFTER WEB DEPTH AND SHALL NOT EXCEED THE RAFTER TOTAL DEPTH.

4X = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED WITH TWO SETS EACH SIDE OF THE TOP OR BOTTOM FLANGE WITH A GUSSET PLATE OUTSIDE THE TOP AND BOTTOM FLANGE OR COLUMN CAP PLATE.

CONNECTION BOLT DATA

NAME	DESCRIPTION FOR A325 BOLT DIMENSIONS		A325 CONNECTION BOLT DIMENSIONS					
D	DIAMETER OF THE BOLT		1/2"	3/4"	7/8"	1"	1 1/4"	1 1/2"
HD	BOLT HOLE DIAMETER		9/16"	13/16"	15/16"	1 1/16"	1 5/16"	1 9/16"
G	BOLT GAUGE		2 1/2"	3"	4"	3 1/2"	4"	5 1/2"
	MAX. WEB THICKNESS (Max. 5/16" Fillet Weld) WITHOUT WASHER		1"	1 1/8"	1 7/8"	1 1/4"	1 3/8"	2 1/8"
	MAX. WEB THICKNESS (Max. 5/16" Fillet Weld) WITH WASHER		3/4"	7/8"	1 5/8"	7/8"	7/8"	1 7/8"
HG	HEAVY CONN. BOLT GAUGE		N/A	2 1/4"	2 5/8"	3"	3 3/4"	4"
S	NORMAL BOLT SPACING		2 1/2"	3"	3 1/4"	3 1/2"	4"	4 1/2"
BSMIN	MINIMUM SPACING BETWEEN TOP & BOTTOM SETS OF BOLTS		1 1/2"	2 1/4"	2 5/8"	3"	3 3/4"	4"
BSMAX	MAXIMUM BOLT SPACING BETWEEN TOP AND BOTTOM SETS OF BOLTS ON CONNECTION PLATES		2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
	SPLICE BOLT SPACING (NOT TO EXCEED 2'-0)		1/2 BSMAX (±1/16") WHEN BSMAX = 2'-0 1/16" TO 4'-0 1/3 BSMAX (±1/16") WHEN BSMAX = 4'-0 1/16" TO 6'-0 1/4 BSMAX (±1/16") WHEN BSMAX = 6'-0 1/16" TO 8'-0					
BFCD	MINIMUM BOLT-TO-FLANGE CLEARANCE AT OUT OF NUT SEE BOLT AT FLANGE DETAIL		1 1/2"	1 3/4"	1 7/8"	2 1/4"	2 1/2"	2 3/4"
PF	MINIMUM BOLT-TO-FLANGE CLEARANCE AT CONNECTION PLATE SEE BOLT AT FLANGE DETAIL		(BFCD + RNWT) PF INSIDE OF FLANGE IS INCREASED BASED ON THE YT & YB VALUE. PF FOR CONNECTION B, F, I AND P ARE THE SAME AS USED ON CONNECTION E					
NWT	NUT AND WASHER THICKNESS		SEE BOLT AT FLANGE DETAIL. NUT THICKNESS IS EQUAL TO THE BOLT DIAMETER AND .15625" WASHER THICKNESS IS USED EVEN IF A WASHER IS NOT REQUIRED.					
RNWT	RISE ON NUT AND WASHER THICKNESS							
TT	THICKNESS TOP FLANGE		REFER TO FRAME CROSS SECTION DRAWING FOR LARGEST FLANGE THICKNESS EITHER SIDE OF THE CONNECTION.					
TB	THICKNESS BOTTOM FLANGE							
YT	BOLT SPACING TOP (ROUND UP TO NEXT 1/2", MIN = S)		3" + TT	3 1/2" + TT	3 3/4" + TT	4 1/2" + TT	5" + TT	5 1/2" + TT
YB	BOLT SPACING BOTTOM (ROUND UP TO NEXT 1/2", MIN = S)		or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped
EED(E)	MINIMUM END EDGE DIMENSION		1 1/4"	1 1/4"	1 1/2"	1 3/4"	2 1/4"	2 5/8"
EED(S)	MINIMUM SIDE EDGE DIMENSION		3/4"	1"	1 1/8"	1 1/4"	1 5/8"	2 1/4"
EEDK	END EDGE DIMENSION AT KNEE CONNECTION		1 3/8"	1 3/8"	1 5/8"	1 7/8"	2 3/8"	2 3/4"
BCWM	MINIMUM BOLT CLEARANCE FROM A FLANGE OR WEB WELD	WITHOUT WASHER	7/16"	5/8"	3/4"	13/16"	1"	1 3/8"
		WITH HARDENED WASHER	9/16"	3/4"	7/8"	1"	1 1/4"	1 1/2"
WCSM	MINIMUM WIDTH OF CONNECTION PLATE (Standard Connection)		5"	6"	8"	8"	10"	12"
WCHM	MINIMUM WIDTH OF CONNECTION PLATE (Heavy Connection)		N/A	10"	12"	12"	16"	18"
TCMIN	MINIMUM THICKNESS OF CONNECTION PLATE		1/4"	3/8"	7/16"	1/2"	5/8"	1"

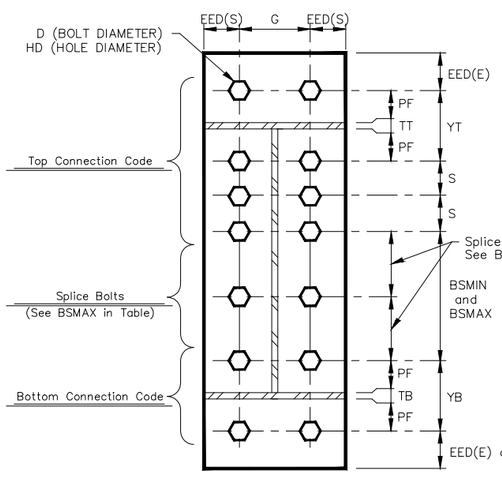
Frame Documentation
A325 Connection Bolt Details

Page 05-12-10
Date Mar '24 Rev. 06

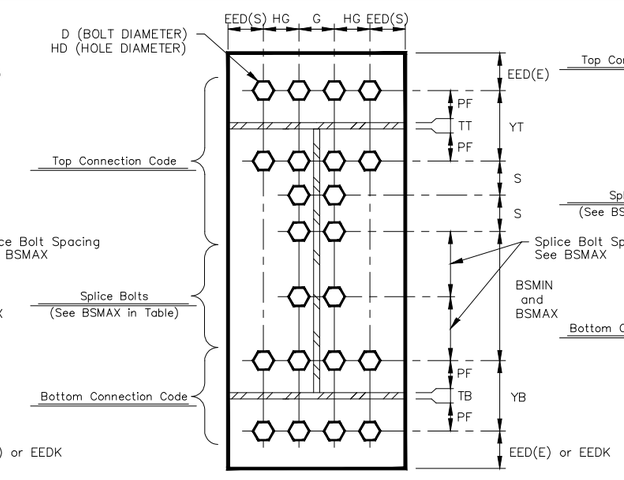
B 4E/2EH
- Connection Code (See "Connection Code Format" on this drawing)
- Connection Location

CROSS SECTION CONNECTION CODE KEY
(AS SHOWN AT CONNECTIONS ON FRAME CROSS SECTION DRAWINGS)

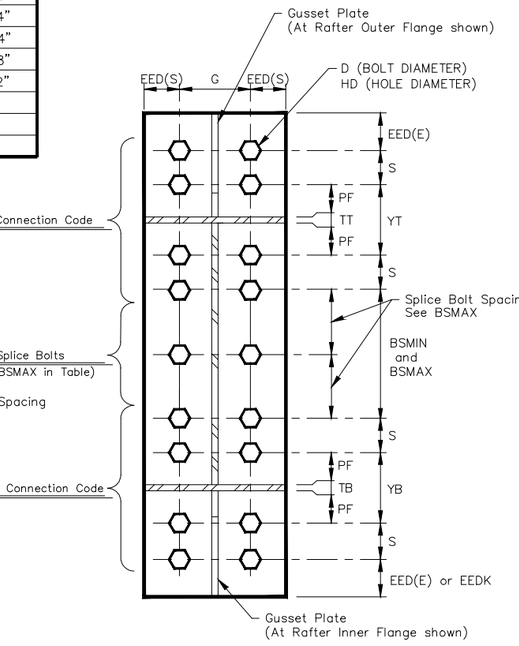
Flange Brace Material Schedule	
Part Mark	Material
FB4_	L 2" x 2" x 14 Ga.
FB5_	L 2" x 2" x 14 Ga.
FB6_	L 2" x 2" x 1/8"
FB7_	L 2 1/2" x 2 1/2" x 5/16"



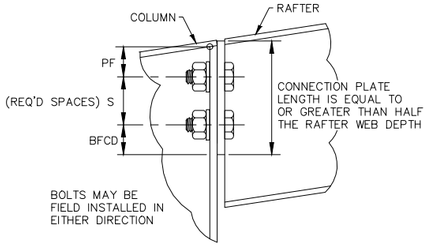
STANDARD CONNECTION DESIGNATION
(CODE 4E/2E SHOWN)



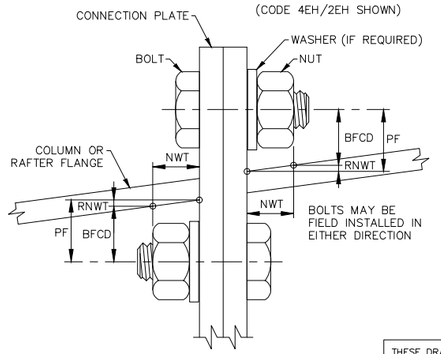
HEAVY CONNECTION DESIGNATION
(CODE 4EH/2EH SHOWN)



4X CONNECTION DESIGNATION
(CODE 4X/4X SHOWN)



CONNECTION B & P
(Low Side Shown, High Side Similar)



BOLT AT FLANGE DETAIL
(Top Flange Shown, Bottom Flange Similar)

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND MARKED AS "ISSUED FOR CONSTRUCTION"

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
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Project Name & Location:
ROSEVILLE SOCCER COMPLEX
2600 WESTBROOK BOULEVAR
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Customer:
FABRI-STEEL WEST-1110
4059 PALM AVE
SACRAMENTO CA 95842-3301
JOHN ARIZCUREN

Drawing Status:
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Scale: NOT TO SCALE
Drawn by: GK 6/17/25
Checked by: BW 6/17/25
Project Engineer: JDM
Job Number: 20-B-34452
Sheet Number: E11 of 11

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RUSSELL MA, P.E.
CALIFORNIA P.E. C67054

Jun 17, 2025

REGISTERED PROFESSIONAL ENGINEER
RUSSELL MA
C 67054
CIVIL
STATE OF CALIFORNIA

This item has been electronically signed and sealed by Russell Ma, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

FOUNDATION NOTES

1. Design Information and Loads

A. Foundation design in accordance with 2022 California Building Code using the reactions provided by the metal building manufacturer for the following design criteria.
B. Minimum Uniform Roof Snow Load . . . . . 20 psf
Ground Snow Load . . . . . 20 psf
Roof Snow Load . . . . . 15.12 psf
C. Wind Speed . . . . . 95 mph
Exposure C
D. S_{DS} 0.445
E. SDC . . . . . D
F. Frost Depth . . . . . 1'–0"

2. Earthwork

A. Foundation Design Values (assumed)
i. Allowable Soil Bearing Pressure – 1500 psf
ii. Coefficient of Friction – 0.25
iii. Passive Earth Pressure – 200 psf/ft of depth
B. The building pad area shall be stripped of all frozen soil, debris, vegetation, and topsoil. All fill soils and any remaining loose natural soils shall be excavated to expose suitable natural soils.
C. Proof roll the entire building pad area to locate and remove all soft spots. Replace with compacted structural fill.
D. Place all footings and slabs on undisturbed natural soil or on properly compacted structural fill. Contractor shall verify that soil under footings is suitable to support footings.
E. Structural Fill: Structural fill should consist of well–graded sandy gravels with a maximum particle size of 3 inches and 5 to 15 percent fines (materials passing the No. 200 sieve). The liquid limit of fines should not exceed 35 and the plasticity index should be below 15. All fill soils should be free from topsoils, highly organic material, frozen soil, and other deleterious materials. Structural fill should be placed in maximum 8–inch thick loose lifts at a moisture content within 2 percent of optimum and compacted to at least 95 percent of modified proctor density (ASTM D1557) under the building and 90 percent under concrete flatwork.
F. It is the responsibility of the contractor to ensure that the depth of the bottom of the foundation is far enough below the adjacent grade to ensure adequate frost protection.

3. Concrete and Reinforcement

A. Material Standards
i. Concrete
a. Footings: Exposure Classes F0, S0, W0, C0
f'c = 3000 p.s.i., max. w/cm ratio = 0.55
b. Exterior Walls: Exposure Classes F1, S0, W0, C1
f'c = 3500 p.s.i., max. w/cm ratio = 0.55
c. Interior Walls: Exposure Classes F0, S0, W0, C0
f'c = 3000 p.s.i., max. w/cm ratio = N.A.
d. Interior Slabs: Exposure Classes F0, S0, W0, C0
f'c = 3500 p.s.i., max. w/cm ratio = 0.55
e. Air content for Exposures F1–F3 must meet the requirements of Table 19.3.3.1 of ACI 318–19. Air–entraining admixtures shall conform to ASTM C260
f. Elevated Slabs: Exposure Classes F0, S0, W0, C0
f'c = 3000 p.s.i., max. w/cm ratio = 0.50
g. Use Type II cement for Exposure Class S0. For Exposure Classes S1, S2 and S3 use Type II or Type V as required in Table 19.3.2.1 of ACI 318–19. Cement shall conform to ASTM C150
h. Calcium Chloride admixture shall not be used in Exposures S2 and S3
j. Normal weight aggregates – ASTM C33
ii. Reinforcing
a. Rebar – ASTM A615 Grade 60 (Fy = 60 ksi)
b. Welded wire – ASTM A1064
c. Epoxy/Adhesive – Simpson SET–XP (ICC–ES ESR–2508), Hilti RE–500V3 (ICC–ES ELC–3814), or Dewalt Pure110+ (ICC–ES ESR–3298) unless noted otherwise in the drawings.
iii. Anchor Rods/Bolts
a. All anchor rods shall be cast–in–place headed anchor rods. Use of post–installed (epoxy, adhesive, expansion, screw, etc.) anchors is not allowed without written permission from MVE or unless specifically noted in the drawings.
b. Steel column anchor rods/bolts – ASTM F1554 Grade 36 with ASTM A563 heavy hex nuts and hardened washers (unless noted otherwise)
c. Wood framing anchors – ASTM A307 with A36 plate washers
d. Headed stud anchors (HSA) – ASTM A108
e. Deformed bar anchors (DBA) – ASTM A496
f. Screw Anchors for jambs as indicated in the typical anchor rod schedule – Simpson Titen HD (ICC–ES ESR–2713), Hilti Kwik HUS–TZ (ICC–ES ESR–3027), or Dewalt Screwbolt+ (ICC–ES ESR–2526)
g. Use of hooked anchor rods/bolts is limited under the ACI and the CBC. Headed anchor rods/bolts must be used where indicated in the details.
h. The symbols ℄ A.R./℄ A.B. as shown in the drawings indicate the center line of the anchor rod/bolt pattern, not the center line of any individual anchor rod/bolt.

B. Detail reinforcing to comply with ACI 315 "Manual of Standard Practice for Detailing Reinforcing Concrete Structures" and the Concrete Reinforcing Steel Institute (CRSI) recommendations.
i. Minimum clear concrete cover for reinforcement shall be as follows unless noted otherwise:
a. Concrete cast directly against and permanently exposed to earth – 3"
b. Concrete exposed to weather or earth:
1. #5 bars or smaller – 1½"
2. #6 bars or larger – 2"
c. Concrete not exposed to weather or in contact with the ground – ¾"
d. Slabs on grade – as shown in details, ¾" min. from top of slabs not exposed to weather
ii. Lap Splice Lengths with 1½" minimum clear cover
a. f'c = 2500–3500 p.s.i.
1. #6 and smaller – 49 bar diameters
2. #7 and larger – 76 bar diameters
b. f'c = 4000 p.s.i. or greater
1. #6 and smaller – 38 bar diameters
2. #7 and larger – 60 bar diameters
c. Increase lap splice lengths by 50% where epoxy coated bars are used.
iii. Stagger splices in walls so that no two adjacent bars are spliced in the same location, unless shown otherwise.
iv. Make all bars continuous around corners or provide corner bars of equal size and spacing.
v. Where 12 inches or less of fresh concrete is placed below horizontal reinforcing lap splice length may be reduced by 30%.
vi. Vertical bars in walls, grade beams, and piers to terminate in footings with ACI standard hooks (12 bar diameters) to within 4" of the bottom of the footing unless noted otherwise.
vii. Horizontal wall reinforcing shall terminate at the ends of walls with a 90 degree hook plus a 6 bar diameter extension, unless shown otherwise.
viii. Horizontal wall reinforcing shall be continuous through construction and control joints.
ix. Splices in horizontal reinforcement shall be staggered. Splices in two curtains (where used) shall not occur in the same location.
x. Use chairs or other support devices as required for proper clearance.
xi. Rebar hairpins shall be centered in slabs and shall be wire tied to the slab reinforcing (if any). Rebar hairpins shall be continuous through walls and piers; lap splices in hairpins may only occur in the floor slab unless noted otherwise.
C. Control joints in slabs on grade are recommended to control cracking. See plans for control joint spacing and details.
D. Slabs and grade beams shall not have joints in a horizontal plane. All reinforcement shall be continuous through all construction joints.
E. Floor slab thickness and reinforcing shown in these drawings are adequate to support typical uniform loads only. Mountain View Engineering has not designed the slab for any specific concentrated forces such as those from vehicles, storage racks, or heavy equipment (unless noted otherwise).
F. Welding of rebar is not allowed unless specifically indicated in the drawings. All embedments, reinforcing, and dowels shall be securely tied to framework or to adjacent reinforcing prior to placement of the concrete. Tack welding of rebar joints in grade beams, walls, or cages is not allowed. Where welding of rebar is shown in the drawings, all rebar to be welded shall be ASTM A706 Grade 60.

4. Special Inspections

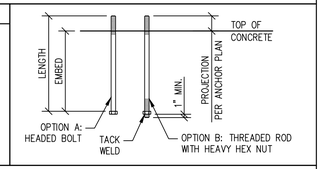
A. Concrete
i. Spot Footings – Not required (CBC 1705.3 Exception 1)
ii. Continuous Ftgs. – Not required (CBC 1705.3 Exception 2.3)
iii. Slabs – Not required (CBC 1705.3 Exception 3)
iv. Grade Beams – Not required (CBC 1705.3 Exception 4)
v. Walls – Not required (CBC 1705.3 Exception 4)
vi. Anchor rods/bolts – Required (CBC Table 1705.3) Special inspection may be waived subject to the approval of the building official.
B. Steel Reinforcement
i. Placement – Third party special inspection of reinforcing placement need only be performed where specifically required by the building official.
ii. Welding – Special inspection of rebar welding is required (if any is used).

5. Miscellaneous

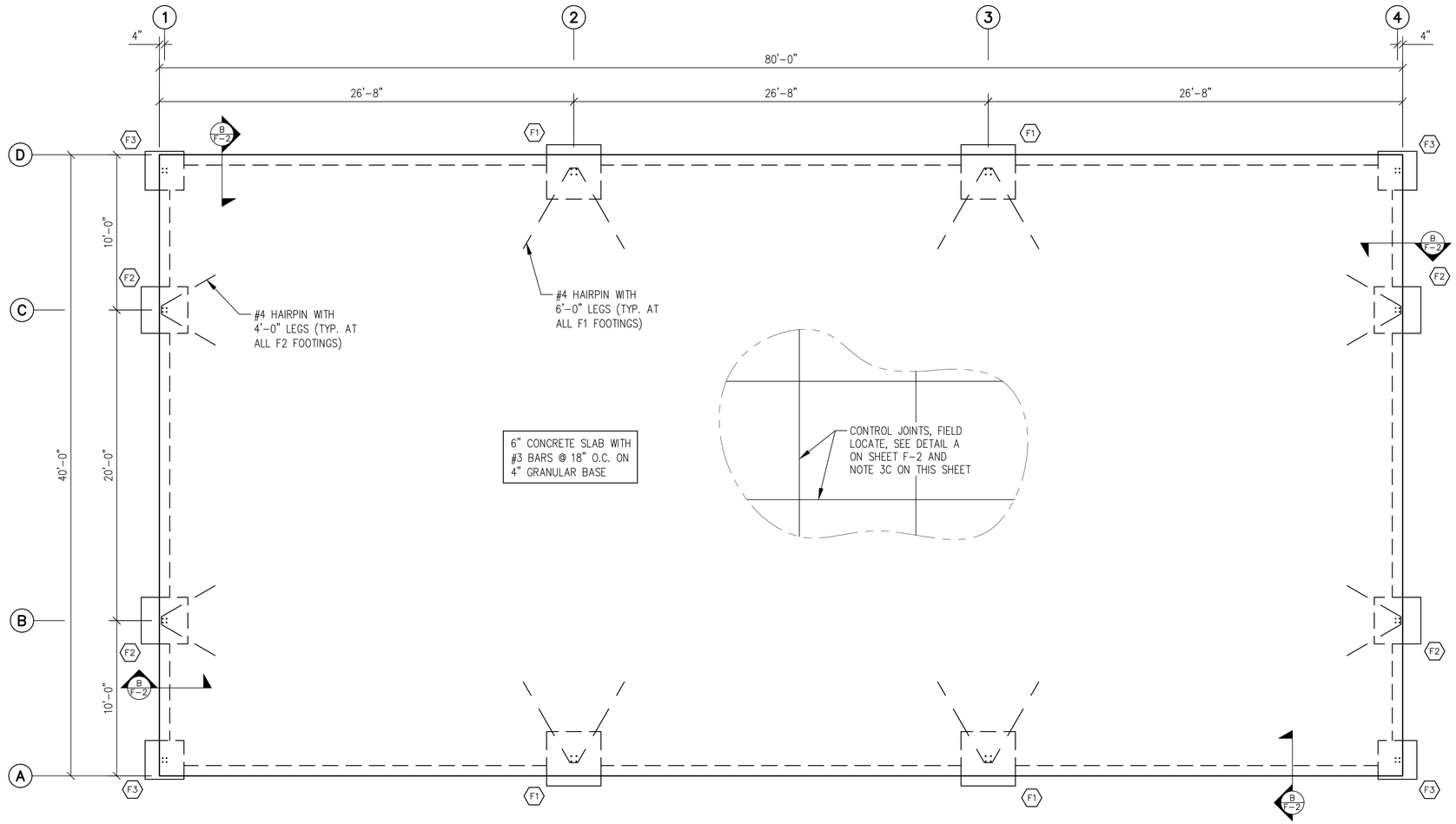
A. The contractor shall notify engineer of any variations in dimensions.
B. The engineer is not responsible for any deviations from these plans unless such changes are authorized in writing by the engineer.

TYPICAL ANCHOR ROD DIMENSIONS

DIA.	EMBED
½"*	10"
⅝"*	12"
¾"	14"
⅞"	18"
1"	22"
1⅛"	24"
1¼"	24"



*AT OPENING JAMBS, ½"ø x4" OR ⅝"ø x4" SCREW ANCHORS MAY BE USED IN LIEU OF CAST–IN–PLACE ANCHORS. OPENING JAMB ANCHORS ARE NOT SHOWN ON THIS DRAWING, SEE METAL BUILDING ANCHOR PLAN.



NOTE: COORDINATE THIS DRAWING WITH THE METALIC BUILDING SYSTEMS ANCHOR BOLT PLAN.

FOUNDATION PLAN

SCALE: 1/4"=1'–0"

F1 INDICATES APPLICABLE FOOTING DETAIL.

MOUNTAIN VIEW ENGINEERING, INC.
Structural Engineering Consulting Design
345 North Main Street Ste. A, Brigham City, Utah 84302 (435) 734–9700 Fax (435) 734–9519

SHEET TITLE: FOUNDATION PLAN
JOB NAME: ROSEVILLE SOCCER COMPLEX
LOCATION: 2600 WESTBROCK BLVD. ROSEVILLE, CALIFORNIA
CONTRACTOR: FABRI STEEL WEST INC.

PLAN ISSUE DATES

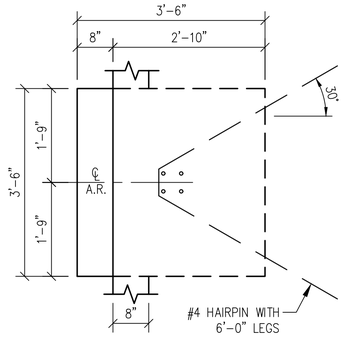
	DATE:	BY:	DESCRIPTION:
1	7–1–25	C.F.	FOR PERMIT

LICENSED PROFESSIONAL ENGINEER BRIAN V. ZUNDEL 12/31/25 STRUCTURAL ENGINEER STATE OF CALIFORNIA

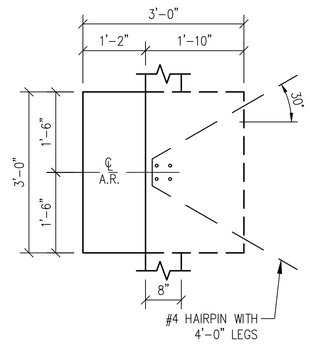
JUL 01 2025

SHEET NUMBER: F-1

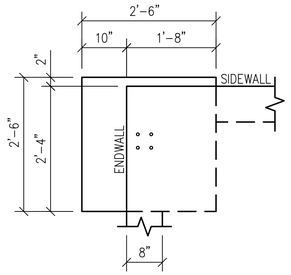
DRAWN BY:	C.F.
ENGINEER:	A. BANKS
MVE JOB NUMBER:	25-0708



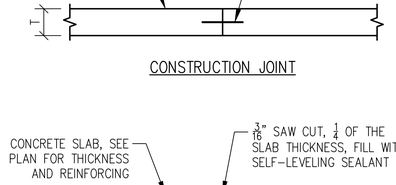
F1 SIDEWALL FOOTING DETAIL
3/4"=1'-0"



F2 ENDWALL FOOTING DETAIL
3/4"=1'-0"



F3 CORNER FOOTING DETAIL
3/4"=1'-0"



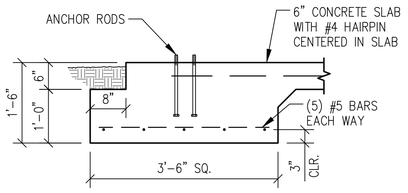
A CONTROL JOINTS
N.T.S.

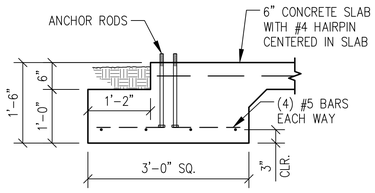
CONTROL JOINT NOTES:

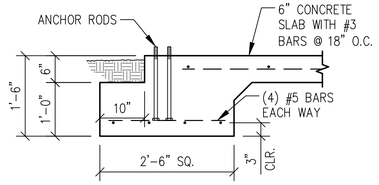
1. Control joints shall be field located by the contractor.
2. Control joints shall be located to limit the frequency and width of random cracks in the concrete slab.
3. Locate and install control joints in accordance with ACI 360R "Design of Slabs on Ground" and the details shown.
4. Maximum spacing of joints shall be per the table below.
5. Saw cuts should be made as soon as possible.

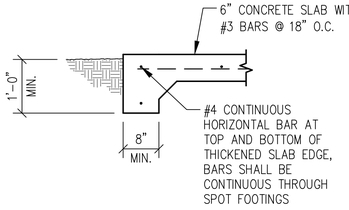
MAXIMUM SPACING OF CONTROL JOINTS

Slab thickness (T), in.	Slump 4 in. to 6 in.	
	Maximum-size aggregate less than 3/4 in.	Maximum-size aggregate 3/4 in. and larger
4	8 ft.	10 ft.
5	10 ft.	13 ft.
6	12 ft.	15 ft.
7	14 ft.	18 ft.
8	16 ft.	20 ft.









B THICKENED SLAB EDGE DETAIL
3/4"=1'-0"

MOUNTAIN VIEW ENGINEERING, INC.
Structural Engineering Consulting Design
345 North Main Street Ste. A, Brigham City, Utah 84302 (435) 734-9700 Fax (435) 734-9519

SHEET TITLE: FOUNDATION DETAILS
JOB NAME: RESEVILLE SOCCER COMPLEX
LOCATION: 2600 WESTBROCK BLVD, ROSEVILLE CALIFORNIA
CONTRACTOR: FABRI STEEL WEST INC.

PLAN ISSUE DATES

	DATE:	BY:	DESCRIPTION:
1	7-1-25	C.F.	FOR PERMIT

LICENSED PROFESSIONAL ENGINEER
JONATHAN V. BATES
C-75756
CIVIL ENGINEER
STATE OF CALIFORNIA

JUL 01 2025

SHEET NUMBER:
F-2

DRAWN BY:	C.F.
ENGINEER:	A. BANKS
MVE JOB NUMBER:	25-0708

RESOLUTION NO. 25-292

APPROVING A DESIGN-ASSIST CONSTRUCTION AGREEMENT AMENDMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ROBERT A. BOTHMAN, INC. DBA ROBERT A. BOTHMAN CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a design-assist construction agreement amendment for the Roseville Sports Complex, by and between the City of Roseville and Robert A. Bothman, Inc. dba Robert A. Bothman Construction, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed ten percent (10%) of the contract price.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

FIRST AMENDMENT TO

DESIGN-ASSIST CONSTRUCTION AGREEMENT

Project: Roseville Sports Complex

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Robert A. Bothman, Inc. dba Robert A. Bothman Construction, Inc., a California corporation ("CONTRACTOR"); and

W I T N E S S E T H:

WHEREAS, CITY and CONTRACTOR previously entered into a Design-Assist Construction Agreement dated March 15, 2023 ("Agreement") regarding construction of the Roseville Soccer Complex project ("Project"); and

WHEREAS, CITY desires to amend the Agreement to include the construction of the Westside Maintenance Yard shop building and perform utility connection to the new portable office building as described in CONTRACTOR's proposal dated July 8, 2025, which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, CONTRACTOR is willing and able to provide such additional services.

NOW, THEREFORE, the parties agree as follows:

1. CONTRACTOR shall provide additional services as described in Exhibit "A" of this First Amendment to Agreement.

2. Section A of the Exhibit A of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall pay one million, seven hundred eighty-three thousand, seven hundred fifty dollars ($1,783,750), in consideration of the additional services as set forth in Exhibit "A" to the First Amendment to Agreement.

3. The Agreement is amended by adding an additional paragraph for compliance with AB334 to read as follows:

"**2.24 Public Contracts: Conflicts of Interest.** CONTRACTOR's duties and services under this Agreement shall not include preparing or assisting CITY with any portion of the CITY's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with CITY. CITY shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. CONTRACTOR's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. CONTRACTOR shall cooperate with CITY to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by CONTRACTOR pursuant to this Agreement."

4. The Agreement is further amended by adding an additional paragraph regarding compliance with the Levine Act:

"**2.25 The Levine Act Disclosure.** The Levine Act (Govt. Code, Section 84308) requires a Party (and its agent(s), if any) to a Proceeding before the City of Roseville that involves any action or consideration related to their contract, license,

permit, or other entitlement for use, to disclose any campaign contributions made to CITY elected or appointed officers totaling more than $500 ($250 prior to January 1, 2025) within the twelve (12) months prior to the CITY decision and while a proceeding is pending, and includes certain prohibitions on contribution activity thereafter. If applicable campaign contributions have been made by CONTRACTOR and/or its agent(s), CONTRACTOR is responsible for compliance, including for its disclosure obligations, if any, as further described at https://www.roseville.ca.us/government/departments/city_clerk/transparency/levine_act."

5. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONTRACTOR has caused this First Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ROBERT A. BOTHMAN, INC. dba ROBERT A. BOTHMAN CONSTRUCTION, INC., a California corporation

BY: _____
its: Brian Bothman Vice President

and

[SIGNATURES CONTINUED ON NEXT PAGE]

ATTEST:

BY: _____
its: _____

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
JILL GELLER
Parks, Recreation & Libraries Director

EXHIBIT "A"

ROBERT A.
BOTHMAN CONSTRUCTION

www.bothman.com
2690 Scott Boulevard ▪ Santa Clara, CA 95050 Tel 408. 279. 2277 ▪ Fax 408. 279. 2281

Rough Order of Magnitude Budget - 90% Pricing

Project: Roseville Sports Complex - Maintenance Building
Location: Roseville
Owner: City of Roseville

Date: Tuesday, July 8, 2025
Prepared By: Roque Arteaga Jr
Plans Dated: June 16, 2025
Designer: WMB Architects

	Item	Quantity	Unit	Unit Cost	Subtotals	RAB Mark-up 10%	Sub Mark-up 5%	Base Estimate	Comments
02 00 00	**Existing Conditions**							**$ 39,947.00**	
02 41 13	*Selective Site Demolition*	1	*LS*					$ 39,947.00	
	Remove Manholes	1	EA	$ 12,561.00	$ 12,561.00	$ 1,256.10			
	Utility Line Removal - Sanitary Sewer & Storm Drain	85	LF	$ 264.00	$ 22,440.00	$ 2,244.00			
	Remove - Sewer Clean Out	1	EA	$ 1,314.00	$ 1,314.00	$ 131.40			
03 00 00	**Concrete**							**$ 174,610.00**	
03 31 00	*Structural Concrete*	1	*LS*					$ 165,162.00	
	Spread Footings	4	CY	$ 8,047.00	$ 32,188.00	$ 3,218.80			
	Thickened Edge	4	CY	$ 6,014.00	$ 24,056.00	$ 2,405.60			
	Rebar Budget	1	LS	$ 10,703.00	$ 10,703.00	$ 1,070.30			
	Foundation - Slab-On-Grade	3,200	SF	$ 26.00	$ 83,200.00	$ 8,320.00			
03 35 00	Sealer							$ 9,448.00	
	Concrete Sealing	3,200	SF	$ 2.81	$ 8,998.00		$ 449.90		
05 00 00	**Metals**							**$ 35,447.00**	
05 10 00	*Metals*	1	*LS*					$ 1,615.00	
	Metal Bases 6"	1	LS	$ 1,538.00	$ 1,538.00		$ 76.90		
05 51 00	*Metal Ship Ladder*	1	*LS*					$ 12,832.00	
	Ladder	1	LS	$ 12,220.80	$ 12,220.80		$ 611.04		
05 73 00	*Metal Railings*	1	*LS*					$ 21,000.00	
	Steel Rails - (Allowance)	1	LS	$ 20,000.00	$ 20,000.00		$ 1,000.00		
06 00 00	**Wood, Plastics and Composites**							**$ 32,168.00**	
06 10 00	*Carpentry*	1	*LS*					$ 32,168.00	
	Rough	1	LS	$ 30,636.00	$ 30,636.00		$ 1,531.80		
07 00 00	**Thermal & Moisture Protection**							**$ 525.00**	
07 20 00	*Insulation*	1	*LS*					$ 525.00	
	Insulation	1	LS	$ 500.00	$ 500.00		$ 25.00		
08 00 00	**Openings**							**$ 4,683.00**	
08 10 00	*Doors and Frames*	1	*LS*					$ 4,683.00	
	Door, Frame & Hardware	1	LS	$ 4,460.00	$ 4,460.00		$ 223.00		
09 00 00	**Finishes**							**$ 23,814.00**	
09 22 00	*Drywall*	1	*LS*					$ 11,025.00	
	Drywall - 5/8th gypsum board	1	LS	$ 10,500.00	$ 10,500.00		$ 525.00		
09 67 00	*Epoxy Floors*	1	*LS*					$ 7,795.00	
	Epoxy Sika	3,200	SF	$ 2.32	$ 7,424.00		$ 371.20		
09 77 00	*FRP*	1	*LS*					$ 4,994.00	
	Class A Marlite P100 with PVC Trim	1	LS	$ 4,756.00	$ 4,756.00		$ 237.80		
10 00 00	**Specialties**							**$ 5,046.00**	
10 14 00	*Signage*	1	*LS*					$ 1,061.00	
	Signage	1	LS	$ 1,010.00	$ 1,010.00		$ 50.50		
10 28 13	*Toilet Accessories*	1	*LS*					$ 2,875.00	
	Toilet & Bath Accessories	1	LS	$ 2,738.00	$ 2,738.00		$ 136.90		
10 88 00	*Fire Protection*	1	*LS*					$ 1,110.00	
	Fire Extinguisher & Brackets	1	LS	$ 1,057.00	$ 1,057.00		$ 52.85		
13 00 00	**Special Construction**							**$ 182,264.00**	
13 34 19	*Metal Building Systems*	1	*LS*					$ 182,264.00	
	Pre-Engineered Metal Building	3,200	SF	$ 55.00	$ 173,585.00		$ 8,679.25		

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ROBERT A.
BOTHMAN
CONSTRUCTION

www.bothman.com
2690 Scott Boulevard ▪ Santa Clara, CA 95050 Tel 408. 279. 2277 ▪ Fax 408. 279. 2281

Rough Order of Magnitude Budget - 90% Pricing

Project: Roseville Sports Complex - Maintenance Building
Location: Roseville
Owner: City of Roseville

Date: Tuesday, July 8, 2025
Prepared By: Roque Arteaga Jr
Plans Dated: June 16, 2025
Designer: WMB Architects

	Item		Quantity	Unit	Unit Cost	Subtotals	RAB Mark-up 10%	Sub Mark-up 5%	Base Estimate	Comments
22 00 00	**Plumbing**								**$ 72,925.00**	
	22 10 00	*Plumbing Piping*	1	*LS*					$ 72,925.00	
		Building Piping - CW, SS, and Vent Lines	3,200	SF	$ 21.70	$ 69,452.04		$ 3,472.60		
23 00 00	**HVAC**								**$ 98,417.00**	
	23 30 00	*HVAC System*	1	*LS*					$ 98,417.00	
		HVAC Controls - Stand Alone	1	LS	$ 5,000.00	$ 5,000.00		$ 250.00		Allowance
		New Air Distribution system	1	LS	$ 88,730.00	$ 88,730.00		$ 4,436.50		
26 00 00	**Electrical**								**$ 395,068.00**	
	26 00 00	*Electrical Service*	1	*LS*					$ 395,068.00	
		Electrical - Bldg Service, Interior Power	1	LS	$ 376,255.00	$ 376,255.00		$ 18,812.75		
27 00 00	**Communications**								**$ 31,500.00**	
	27 05 00	*Common Work Results for Communications*	1	*LS*					$ 31,500.00	
		Voice & Data System	1	LS	$ 30,000.00	$ 30,000.00		$ 1,500.00		Allowance
28 00 00	**Electronic Safety and Security**								**$ 73,500.00**	
	28 10 00	*Electronic Access Control and Intrusion Detection*	1	*LS*					$ 26,250.00	
		Security Alarm System	1	LS	$ 25,000.00	$ 25,000.00		$ 1,250.00		Allowance
	28 31 00	*Fire Detection and Alarm*		*LS*					$ 47,250.00	
		Fire Alarm System	1	LS	$ 45,000.00	$ 45,000.00		$ 2,250.00		Allowance
32 00 00	**Exterior Improvements**								**$ 113,759.00**	
	32 11 13	*Subgrade Modifications*	1	*LS*					$ 31,080.00	
		Strip off existing base rock and reuse. Regrade for new sections.	1	*LS*		$ 29,600.00		$ 1,480.00		
	32 11 23	*Aggregate Base Courses*	1	*LS*					$ 26,565.00	
	6.0 Inch	Aggregate Base - SOG	120	TON	$ 127.50	$ 15,300.00		$ 765.00		
	4.0 Inch	Reuse Aggregate Base - Asphalt Area	168	TON	$ 50.00	$ 8,400.00		$ 420.00		
	6.0 Inch	Reuse Aggregate Base - Valley Gutters	32	TON	$ 50.00	$ 1,600.00		$ 80.00		
	32 12 16	*Asphalt Paving*	1	*LS*					$ 735.00	
		Asphalt Paving - Paving Areas - Credit Original Paving Area	1	*LS*		$ (20,200.00)		$ (1,010.00)		
	2.5 Inch	Asphalt Paving - Paving Areas	92	TON	$ 227.18	$ 20,900.00		$ 1,045.00		
	32 13 13	*Concrete Paving*	1	*LS*					$ 13,952.00	
		Transformer - Pad 6"	36	SF	$ 151.00	$ 5,436.00	$ 543.60			
		Housekeeping Pad - Pad 6"	48	SF	$ 151.00	$ 7,248.00	$ 724.80			
	32 16 13	*Curbs and Gutters*	1	*LS*					$ 40,755.00	
		Valley Gutter	285	LF	$ 130.00	$ 37,050.00	$ 3,705.00			
	32 17 23	*Pavement Markings*	1	*LS*					$ 672.00	
		Large Cross Hatch Path of Travel & (2) No parking 12"	1	EA	$ 640.00	$ 640.00		$ 32.00		
33 00 00	**Utilities**								**$ 193,553.00**	
	33 11 16	*Site Water Utility Distribution Piping*	1	*LS*					$ 16,740.00	
		P.O.C.	2	EA	$ 1,939.00	$ 3,878.00	$ 387.80			
		Domestic Water Piping - 2" PVC	36	LF	$ 315.00	$ 11,340.00	$ 1,134.00			
	33 33 13	*Sanitary Utility Sewerage*	1	*LS*					$ 27,182.00	
		P.O.C. @ Existing Structure	2	EA	$ 2,700.00	$ 5,400.00	$ 540.00			
		Sewer Piping - 6" SDR 26	83	LF	$ 210.00	$ 17,430.00	$ 1,743.00			
		Sewer Cleanout	3	EA	$ 627.00	$ 1,881.00	$ 188.10			
	33 41 00	*Storm Utility Drainage*	1	*LS*					$ 149,631.00	
		P.O.C. @ Existing Structure	3	EA	$ 2,615.00	$ 7,845.00	$ 784.50			
		Storm Drain Piping - 6" SDR 26	335	LF	$ 180.50	$ 60,467.50	$ 6,046.75			
		Catch Basins	10	EA	$ 5,182.00	$ 51,820.00	$ 5,182.00			
		Downspout Connections to Storm	8	EA	$ 1,987.00	$ 15,896.00	$ 1,589.60			

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ROBERT A.
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Rough Order of Magnitude Budget - 90% Pricing

Project: Roseville Sports Complex - Maintenance Building
Location: Roseville
Owner: City of Roseville

Date: Tuesday, July 8, 2025
Prepared By: Roque Arteaga Jr
Plans Dated: June 16, 2025
Designer: WMB Architects

Item	Quantity	Unit	Unit Cost	Subtotals	RAB Mark-up 10%	Sub Mark-up 5%	Base Estimate	Comments
Subtotal, Estimated Construction Costs:							$ 1,477,226.00	
Design Contingency	15.0	%					$ 221,584.00	
Construction Contingency	3.0	%					$ 50,964.00	by Owner
Escalation	4.0	%	Annually X	1 Years			$ 33,976.00	
Total Estimated Project Construction Costs:							$ 1,783,750.00	

Notes:
1) Design Contingency is for further development of design and compensates for unknown elements.
Design Contingency will be removed as design moves through Construction Documents Phase.
2) Construction Contingency is provided to cover for site conditions and additional work during construction not anticipated for upgrades.
3) Budgeting DOES NOT include provisions or allowances for local agency utility services, permitting or fees.
4) Budgeting DOES NOT include provisions or allowances for escalation.

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MINUTES OF THE BOARD OF DIRECTORS OF

Robert A. Bothman, Inc.

A CALIFORNIA CORPORATION

Held: June 2, 2016

A meeting of the Board of Directors of ROBERT A BOTHMAN, INC., was held at the Corporation offices at 2690 Scott Blvd., Santa Clara, California at 7:00 P.M. on the 2nd of June, 2016.

The President of the Corporation called the meeting to order, and the Secretary recorded the minutes. All of the Directors were present.

The President stated that the purpose of the meeting was to authorize certain officers and employees as signatories for specific matters.

Upon motion duly made and seconded it was:

RESOLVED: that the following persons were granted the powers listed:
Robert A. Bothman, Brian L. Bothman, James C. Moore, Andrew B. Bothman, Dan Kuhnlein, and Gina B. Freitag are authorized to:

(1) Exercise the powers listed in this resolution.

(2) Sign contracts between Robert A. Bothman, Inc. and Project Owners or General Contractors or other agencies with which Robert A. Bothman, Inc. is contracting work.

(3) Execute change orders on behalf of Robert a Bothman, Inc. on projects that have contracts between Robert A. Bothman, Inc. and project owners or General Contractors.

FURTHER RESOLVED: that the following persons in the Hawaii office were granted the power to sign documents on behalf of Robert A. Bothman, Inc. for Hawaii agencies, including but not limited to signatory for title, registration, shipping and transportation of vehicles and equipment, and other State and County documents related to vehicles, trailers and equipment owned and or leased by the company:

Dan Kuhnlein, Spencer Vanderpool, Charles Becerra, and Juliette Akao August.

There being no further business to come before the meeting, the meeting was adjourned.

DATED: June 2, 2016

Gina B. Freitag

Gina B. Freitag, Secretary

ROBERT A. BOTHMAN, INC.
2690 Scott Boulevard ~ Santa Clara, CA 95050
Phone: (408) 279-2277 Fax: (408) 279-2281

Certificate by Secretary of Corporate Resolution

At the meeting of the Directors of Robert A. Bothman, Inc., a Corporation organized and existing under the laws of the State of California, duly called and held in accordance with the Articles of Incorporation and bylaws of the Corporation at it's office June 2, 2016 at which quorum of the Directors was present, the following Resolution was adopted to wit:

Resolved that Robert A. Bothman, Brian L. Bothman, James C. Moore, Andrew B. Bothman, Dan Kuhnlein and Gina B. Freitag is/are authorized to sign contracts / agreements/ bid documents in the name of and on behalf of Robert A. Bothman, Inc.

I, Gina B. Freitag, Secretary of Robert A. Bothman, Inc. do hereby certify that I am the Secretary of said corporation and that the above is a full, true and correct copy of a resolution of the Board of Directors of said Corporation, duly adopted at the meeting held June 6, 2016 and that said Resolution has not been revoked or rescinded.

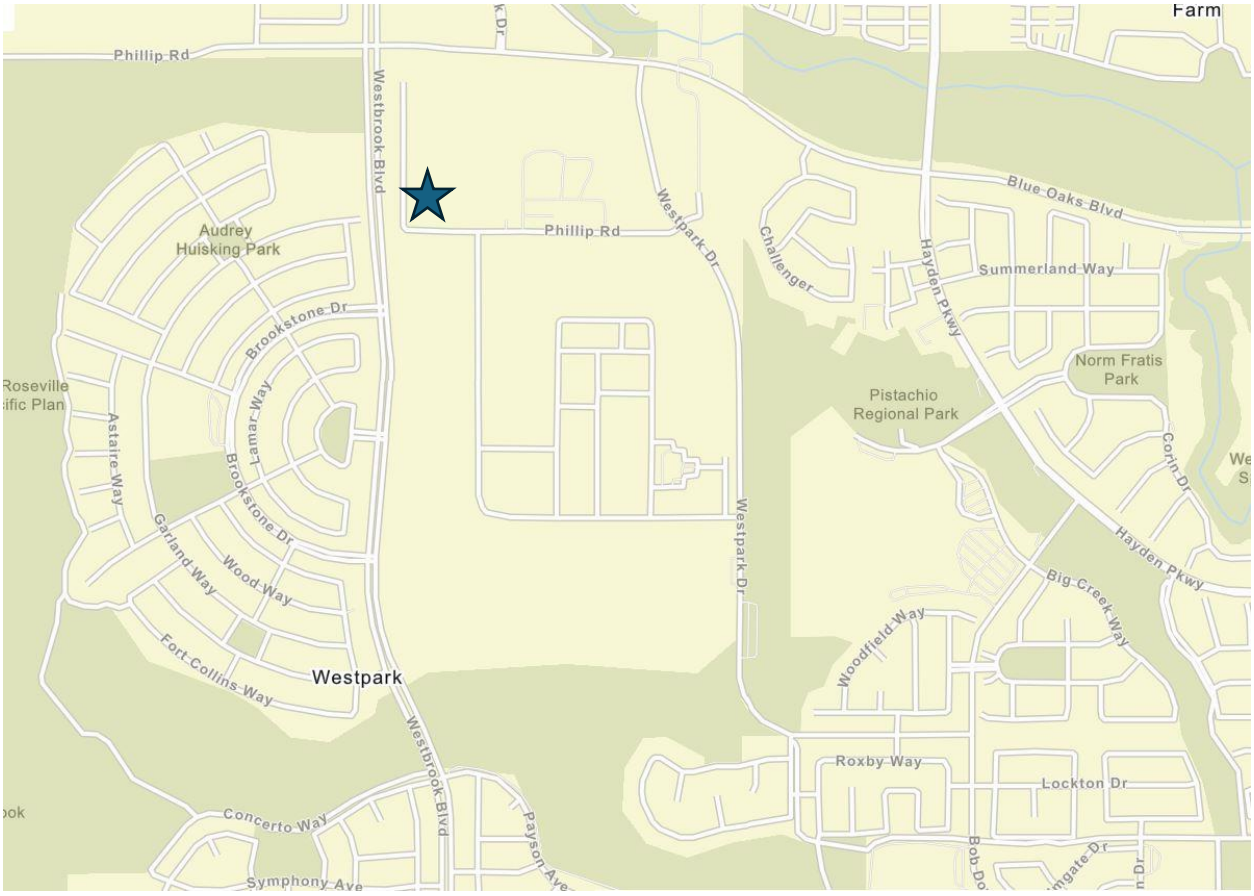
In witness whereof, I have hereunto subscribed my name to this document.

June 2, 2016
Date

Gina B. Freitag
Gina B. Freitag, Secretary

Robert A. Bothman, Inc. CORPORATE SEAL December 6, 1978 CALIFORNIA

Vicinity Map – West Side Maintenance Yard



City Council Communication

Meeting Date: 9/3/2025
Item #: VII.3
File #: 0203-06
Item ID: 2025-595

Title:	Enterprise Project Management Software - Contract Purchase Agreement
Contact:	Sajanbir Kaur 916-774-5421 skaur@roseville.ca.us

SUMMARY

Staff recommends approval of a contract purchase agreement with Metafuse Incorporated dba Project Insight in an estimated amount of $340,500 to provide a citywide enterprise project management solution for an initial five-year period. Additionally, staff recommends authorization for the Chief Information Officer to approve change orders up to an additional 10% to cover unexpected changes to the project scope or schedule and authorization for three optional renewal years without further Council approval, pending Council's approval of the yearly budget. Funding is included in the Enterprise Project Management Software Project in the General Fund, enterprise funds, and internal service funds.

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt a resolution to approve a contract purchase agreement (3004902) with Metafuse Incorporated dba Project Insight to implement a citywide Enterprise Project Management (EPM) system and authorize the City Manager to execute it on behalf of the City of Roseville;

2. Authorize the City Manager or his designee to approve change orders up to an additional 10% to cover unexpected changes to the project scope or schedule; and

3. Authorize the City Manager or his designee to execute three (3) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council, or until staff determines that continuing with this consultant is not in the best interest of the City.

BACKGROUND

The City of Roseville has identified a need for a citywide Enterprise Project Management (EPM) solution to assist in managing complex projects across construction, technology, and other types of projects throughout the organization. This new EPM tool will complement the City's Oracle Enterprise Resource Planning (ERP) system, which serves as the City's system of record for all finance, human resources, and payroll data. The initiative aims to create a citywide EPM system to simplify project tracking and resource management, reduce complexity and improve overall workflow. Implementing an Enterprise Project Management (EPM) system will streamline project management across departments while reducing overhead and duplication of effort. A shared platform will foster better communication and coordination between all departments, driving more successful outcomes across the city. To ensure the best fit for the City’s needs, a formal Request for Proposals (RFP# 12-033) was issued. After reviewing and scoring all submissions, Metafuse Incorporated dba Project Insight ranked as the top respondent and was selected by a multi-departmental selection team as the recommended vendor for this project.

FISCAL IMPACT

The cost of $340,500 for this contract is funded in the Enterprise Project Management Software project budget. As a citywide technology project, the budget is funded as follows: General - 56.60%, Fleet - 1.80%, Facility Rehabilitation – 1.50%, Electric - 15.20%, Water Rehabilitation – 6.70%, Wastewater Rehabilitation - 9.60%, Solid Waste Rehabilitation - 7.60%, Transit - 0.50%, Transportation – 0.50%. Spending for future optional renewal years will be contingent upon Council approval of budgets. Project spending for the optional renewal years is as follows: FY2030-31, $41,580; FY2031-32, $41,580; FY2032-33, $41,580.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of the contract purchase agreement meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

6. Deliver exceptional City services

Respectfully Submitted,
Sajanbir Kaur, Business Systems Analyst

Hong Sae, Chief Information Officer

ATTACHMENTS:

1. Resolution 25-291
2. Contract Purchase Agreement 3004902

REVIEWERS:

Sajanbir Kaur, Information Technology Department - Strategic Planning	Created/Initiated - 8/13/2025
Mollie Chacon, Information Technology Department	Approved - 8/14/2025
Hong Sae, Information Technology Department	Approved - 8/15/2025
Gretchen Hakala, City Attorney Department	Approved - 8/20/2025
Katrina Six, City Clerk Department	Approved - 8/20/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/20/2025
Dennis Kauffman, City Attorney Department	Approved - 8/22/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 8/25/2025
Katrina Six, City Clerk Department	Final Approval - 8/25/2025

RESOLUTION NO. 25-291

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND METAFUSE INCORPORATED DBA PROJECT INSIGHT AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3004902) to implement a citywide enterprise project management system, by and between the City of Roseville and Metafuse Incorporated dba Project Insight, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed ten percent (10%) of the contract price.

BE IT FURTHER RESOLVED, that the City Manager or his designee is authorized to execute three (3) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council, or until staff determines that continuing with this consultant is not in the best interest of the City.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3004902

Supplier Details:

Company	Metafuse Inc dba Project Insight
Contact	Mathew Sparkes
Address	5281 California Ave Ste 220
	Irvine, CA 92617

Submit your response to:

Company	City of Roseville
Contact	Erica Kaminski
Address	Purchasing Division
	311 Vernon St
	Roseville, CA 95678
Phone	(916) 746-1108
Fax	(916) 746-1115
E-mail	enkaminski@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return signed copies of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**
(1) A signature from the President and the corporate seal; **OR**
(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are **not** corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:
The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3004902

Agreement	**3004902**
Agreement Date	**07-AUG-2025**
Revision	**0**
Agreement Amount	**340,500.00 USD**

Invoice To
City of Roseville
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678
Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier
Metafuse Inc dba Project Insight
5281 California Ave Ste 220
Irvine, CA 92617
Phone: ()
Fax: ()
Email: mathew.sparkes@projectinsight.com

Description of Labor, equipment and/or materials

THE VENDOR SHALL PROVIDE THE SERVICES CALLED FOR UNDER THE CITY OF ROSEVILLE REQUEST FOR PROPOSAL (RFP) 12-033 FOR ENTERPRISE PROJECT MANAGEMENT (EPM) SOFTWARE AND CONTRACTOR'S PROPOSAL THERETO TITLED "RFP 12-033 ENTERPRISE PROJECT MANAGEMENT (EPM) SOFTWARE" (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE RFP 12-033 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS AGREEMENT AND FULLY INCORPORATED BY REFERENCE. THE ATTACHED METAFUSE INC DBA PROJECT INSIGHT ORDER 180211820 DATED 8/6/25 INCLUDING OPTIONAL INTEGRATIONS, PROJECT INSIGHT CUSTOMER AGREEMENT, SOW FOR RFP 12-033 - ENTERPRISE PROJECT MANAGEMENT (EPM) SOFTWARE, PROJECT INSIGHT ESCALATION PROCESS, AND PROPOSED PAYMENT SCHEDULE ARE FULLY INCORPORATED BY REFERENCE ONTO THIS AGREEMENT.

START DATE: EXECUTED AGREEMENT
END DATE: 60 MONTHS FROM DATE OF EXECUTED AGREEMENT

PLEASE CONTACT SAJANBIR KAUR IN THE IT DEPARTMENT AT (916) 774-5421 OR SKAUR@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS AGREEMENT.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	16488	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
		Erica Kaminski Phone **1-916-746-1108**

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

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Contract Terms and Conditions

1. To the fullest extent allowed by law, Consultant shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Consultant's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Consultant's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

2. Consultant is an independent contractor, and shall not be considered an officer, agent, or employee of the City.

3. Without the written consent of the City, this Agreement is not assignable by Consultant either in whole or in part.

4. Time is of the essence of this Agreement.

5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Consultant is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Consultant shall be entitled to all costs reasonably incurred prior to the date of termination. Consultant acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.

6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.

7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.

8. Unless notified to the contrary, in writing, the City assumes that the Consultant has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement. Any work product created for City pursuant to this Agreement is deemed owned by City.

9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over $25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: _____http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm_____. In compliance with Labor Code Section 1773.2, as may be amended from time to time, Contractor shall cause a copy of this website to be posted at each jobsite, as applicable.
10. Consultant agrees to the below insurance requirements:

    a. Unless otherwise specified, the Consultant shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.

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b. Form. Consultant shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

c. Additional Insureds. Consultant shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of Consultant. The additional insured coverage under the Consultant's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:

(1) the minimum coverage and limits specified in this Agreement; or

(2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

d. Cancellation/Modification. Consultant shall provide thirty (30) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.

e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.

f. Subconsultants. Consultant agrees to include in its contracts with all subconsultants the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subconsultants work. Furthermore, Consultant shall require its subconsultants to agree to be bound to Consultant and City in the same manner and to the same extent as Consultant is bound to City under this Agreement. Additionally, Consultant shall obligate its subconsultants to comply with these same provisions with respect to any tertiary subconsultant, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subconsultant or tertiary subconsultant upon request.

g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

h. Waiver of Subrogation. Consultant hereby agrees to waive subrogation which any insurer of Consultant may acquire from Consultant by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees, and volunteers for all worked performed by Consultant, its employees, agents, and sub consultants.

i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall

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not be construed to relieve Consultant of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.

11. Consultant shall comply with all federal, state, local laws, ordinances, and policies as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.

13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ". pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.

18. Consultant agrees that any and all information furnished by City shall be deemed proprietary and confidential. All such information, to the extent previously, presently, or subsequently disclosed to Consultant and/or processed and derived by Consultant services is the property of City and such property shall be deemed and treated as "Confidential Information" of City. Consultant acknowledges that such Confidential Information may contain information provided and/or generated by third-parties. Consultant agrees that such Confidential Information shall not be disclosed to any third party without written permission from City, except as required by law. Consultant shall not use the Confidential Information except to perform Consultant's services as directed by City.

19. All facilities, devices, networks, and services used to store, deliver, process, backup or purge Confidential Information will employ administrative, physical, technical, and procedural safeguards and best practices at a level sufficient to secure Confidential Information from unauthorized access, destruction, use, modification, or disclosure. Such measures will be no less protective than those used to secure Consultant's own information of a similar type, and in no event less than reasonable in view of the type and nature of the information involved. It is the City's expectation that Consultant, at its own expense, shall perform annual audits for any data centers that house Confidential Information, using an independent third-party audit that meets industry standards applicable to the services under this Agreement, and provide the audit report or certification upon request to City.

20. Consultant will retain Confidential Information until deleted by City or City-authorized third

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party, or for a time period mutually agreed upon by the parties to this Agreement.

21. Upon termination or expiration of this Agreement, Consultant will ensure that all Confidential Information is securely transferred to City within thirty (30) calendar days. Consultant will ensure that any transfer of Confidential Information is accomplished by methods that are compatible with the relevant City systems, and that City will have access to all Confidential Information during any such transfer. Consultant shall securely dispose of all Confidential Information when requested by City and Consultant will provide written notification to City once all Confidential Information has been securely disposed of.

22. Consultant shall report to City any data compromise or unauthorized access to Confidential Information within twenty-four (24) hours after Consultant discovers such data compromise or unauthorized access. Consultant will take commercially reasonable measures to address any such data compromise or unauthorized access in a timely manner. Except as otherwise required by law, Consultant will not provide notice to end users or other entities of any such data compromise or unauthorized access without written permission from City. Consultant will promptly reimburse City in full for all fees and costs incurred by City in any investigation, remediation or litigation resulting from any such data compromise or unauthorized access, including identity protection and restoration services for each person, who in the City's sole discretion, could be impacted by identity theft.

23. Consultant may not advertise that City is a client, list City as a reference or otherwise use City's name, logos, trademarks, or service marks without prior written permission from City.

24. Consultant acknowledges that services rendered under this agreement (including but not limited to service levels and operational levels) shall be performed in accordance with industry standards.

25. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

26. If the project referenced on this agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

27. Contractor/consultant's duties and services under this agreement shall not include preparing or assisting the public entity with any portion of the public entity's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the public entity. The public entity entering this agreement shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Contractor/consultant's participation in the planning, discussions, or drawing of project plans or specifications, if any, shall be limited to conceptual, preliminary, or initial plans or specifications. Contractor/consultant shall cooperate with the public entity to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by contractor pursuant to this agreement.

28. Consultant certifies that Consultant, its employees, directors, officers, agents, subcontractors, vendors, and volunteers are not presently debarred, excluded, suspended, declared ineligible, voluntarily excluded, or proposed for debarment, exclusion, suspension, or ineligibility by

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any federal, state, or local department or agency.

29. The Levine Act (Govt. Code, Section 84308) requires a Party (and its agent(s), if any) to a Proceeding before the City of Roseville that involves any action or consideration related to their contract, license, permit, or other entitlement for use, to disclose any campaign contributions made to City elected or appointed officers totaling more than $250 within the twelve (12) months prior to the City decision and while a proceeding is pending, and includes certain prohibitions on contribution activity thereafter. If applicable campaign contributions have been made by Contractor and/or its agent(s), Contractor is responsible for compliance, including for its disclosure obligations, if any, as further described at: https://www.roseville.ca.us/government/departments/city_clerk/transparency/levine_act.

30. This Agreement may be amended via change order, but only if such change order is made in writing, approved by the City, and signed by both parties.

31. CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

    CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. 00854944

Contractor License No. N/A

DIR Registration No. N/A

Check mark the applicable company type below:

____X_____ Corporation

_____ Limited Liability Company

_____ Partnership

_____ Sole Proprietor

City reserves the right to withhold any payments to Consultant in the event of noncompliance with insurance requirements or if required by law.

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ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT OVER FORMAL BID LIMIT OR INVOLVING HIGH RISK ACTIVITIES

General - Required Coverage/Documentation

- General Liability: $1 Million per occurrence /$2 Million aggregate
- Automobile Liability: $1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville - Insurance Compliance, PO Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction:____
General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:_X___
Professional Liability:
$1 Million/occurrence
No auto required
Cyber Liability:
$1 Million/occurrence

Hazardous Materials:____
Pollution Liability:
$1 Million/occurrence

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence
No auto required

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Pyrotechnics:____
General Liability:
$5 Million/occurrence
$10 Million aggregate
Auto - $2 Million/occurrence

Chemical/Environmental:____
General Liability:
$3 Million/occurrence
$6 Million aggregate
Pollution – $2 Million/Occurrence
Auto - $2 Million/Occurrence

Insurance Submission Process

The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please DO NOT send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

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Supplier

Signature: DocuSigned by: Steve West A36C95EFD5B445B...

Print Name: Steve West

Title: President

Date: 8/9/2025

Supplier

Signature: DocuSigned by: Jeff Berkel 8F6238CBD34A47D...

Print Name: Jeff Berkel

Title: Chief Financial Officer

Date: 8/9/2025

City of Roseville, A Municipal Corporation

Signature: _____

Print Name: **Dominick Casey**

Title: **City Manager**

Date: _____

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CITY OF ROSEVILLE CALIFORNIA

April, 2022

RE: Contractor and Grantee Compliance with Economic Sanctions Imposed in Response to Russia's Actions in Ukraine

Dear Vendor:

On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (EO) regarding sanctions in response to Russian aggression in Ukraine. The EO is located at https://www.gov.ca.gov/wp-content/uploads/2022/03/3.4.22-Russia-Ukraine-Executive-Order.pdf.

The EO directs all agencies and departments that are subject to the Governor's authority to take certain immediate steps, including notifying all contractors and grantees of their obligations to comply with existing economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law.

This correspondence serves as a notice under the EO that as a contractor or grantee, compliance with the economic sanctions imposed in response to Russia's actions in Ukraine is required, including with respect to, but not limited to, the federal executive orders identified in the EO and the sanctions identified on the U.S. Department of the Treasury website (https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions). Failure to comply may result in the termination of contracts or grants, as applicable.

Please note that for any agreements or grants valued at $5 million or more you must report to the City of Roseville your compliance with economic sanctions including steps you have taken in response to Russia's actions in Ukraine, including, but not limited to, desisting from making new investments in, or engaging in financial transactions with, Russian entities, not transferring technology to Russia or Russian entities, and directly providing support to the government and people of Ukraine.

Sincerely,

DocuSigned by:
Shannon Wiest
A3035660A19747F...

4/25/2022

Shannon Wiest
City of Roseville
Purchasing and Warehouse Manager

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RFP #12-033 - Enterprise Project Management (EPM) Software

Project Insight
5281 California Ave, Suite 220
Irvine, CA 92617

Mathew Sparkes
(602) 376-8795
Mathew.Sparkes@ProjectInsight.com

Docusign Envelope ID: 18069B73-E599-4B4C-9268-48AB81A60C5E

Firm's Qualifications

Project Insight is a leading provider of project management solutions, with over 23 years of experience in delivering enterprise project management software and services. Project Insight is utilized by organizations across a wide range of industries to streamline project management processes, enhance collaboration, and drive operational efficiency.

Project Insight has consistently helped organizations manage complex project portfolios, optimize resource allocation, and improve project visibility, enabling informed decision-making. Our robust platform is known for its scalability, ease of use, and ability to integrate seamlessly with existing enterprise tools.

We have a strong track record of successful project implementations, supported by a team of highly skilled professionals who specialize in project management, software integration, and customer success.

Key Services Provided by Project Insight Staff:

Project Implementation & Configuration: Our team of project management professionals and technical experts will oversee the full implementation process, ensuring that the system is configured to meet the City's requirements.

Training & Support: Our experienced training staff will conduct thorough user and administrator training sessions to ensure seamless adoption of the platform. Post-implementation support will also be managed by our internal team.

Integration Services: Our technical team will handle system integrations with the City's existing tools, including Oracle Fusion Cloud and other enterprise systems.

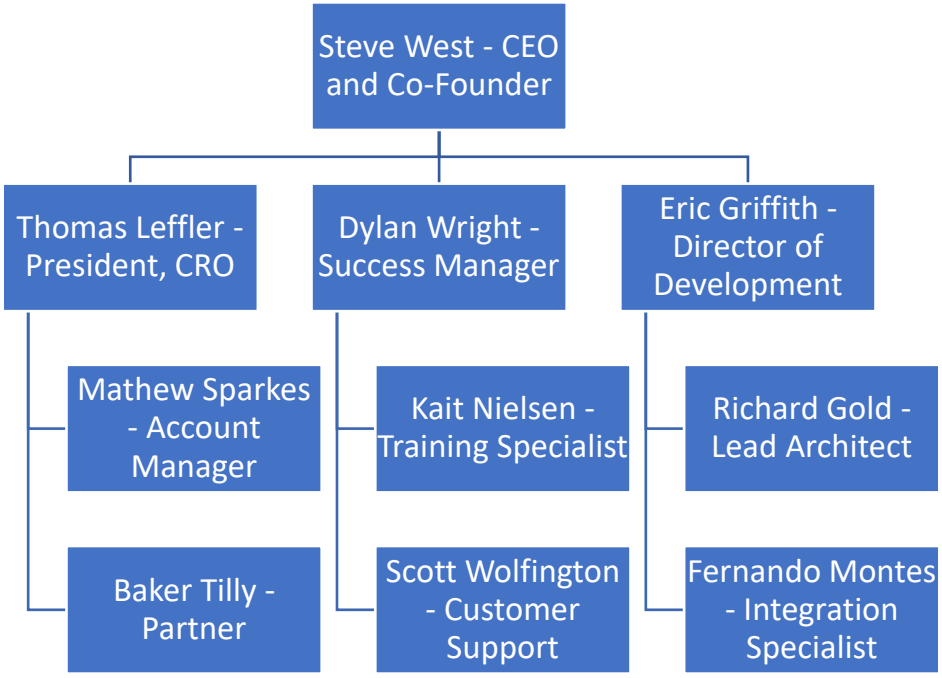
Customer Success & Account Management: Our dedicated customer success team will ensure continuous engagement, supporting the City throughout the implementation process and beyond.

Sub-Consultants or Sub-Contractors:

For specialized services such as Program or Change Management, we have the option to partner with Baker Tilly, a well-established firm known for its expertise in helping organizations manage change and improve business processes. They would provide supplemental support, working closely with our team to ensure that the City's transformation goals are achieved.

Organizational Chart

Docusign Envelope ID: 18069B73-E599-4B4C-9268-48AB81A60C5E



Docusign Envelope ID: 18069B73-E599-4B4C-9268-48AB81A60C5E

Experience and References

Project Insight has over two decades of experience delivering enterprise project and portfolio management solutions to a wide range of organizations, including public sector entities, educational institutions, and private sector companies. Our platform is designed to centralize project management, enhance visibility across portfolios, and streamline operations through seamless integration with existing systems.

Over the company's history, our team has successfully implemented Project Insight for public and private sector clients, providing comprehensive project management, resource allocation, and reporting capabilities. These implementations have helped organizations optimize project delivery, enhance collaboration, and achieve greater efficiency in managing resources and budgets.

Our experience includes:

- **Enterprise Project and Portfolio Management**: Implementing and configuring project and portfolio management systems that meet the unique needs of large organizations, with a focus on real-time data visibility and customizable dashboards.
- **System Integrations**: Seamless integration of Project Insight with other business systems, such as Oracle Fusion Cloud, CRM platforms, HR systems, and DevOps tools.
- **Public Sector Projects**: Working with government and public sector clients to ensure compliance with regulations and to streamline project workflows across multiple departments.

United Nations Federal Credit Union

The United Nations Federal Credit Union is an American credit union, with a head office in Long Island City, in New York State. It was founded in 1947 by United Nations employees. In October 2010, UNFCU began issuing chip-and-PIN cards to its customers, the first institution in the United States to do so.

Prior to moving to Project Insight, UNFCU used a project management tool that was developed in-house. Project Insight was able to integrate with this system to bring over historic data while seamlessly transitioning during the migration process.

Contact: Brian Toia - btoia@unfcu.com

CPA Canada

Chartered Professional Accountants of Canada (CPA Canada) represents the Canadian accounting profession, both nationally and internationally. Operating in the highly complex and global accounting eco-system, CPA Canada is a convener, facilitator, contributor and disseminator of information that advances the profession. The organization works closely with the provincial, territorial and Bermudan CPA bodies to champion best practices that benefit business and society. With more than 217,000 members, CPA Canada is one of the largest national accounting organizations in the world.

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CPA Canada was using a mix of systems and tools before coming to Project Insight. During the initial onboarding process, Project Insight aligned the needs of multiple stakeholders. This allowed for the creation of a single tool to be used across the organization, Project Insight.

Contact: Joan Arsenault - jarsenault@cpacanada.ca

Clarivate

Clarivate is a leading global information services provider. They connect people and organizations to intelligence they can trust to transform their perspective, their work and our world. Our subscription- and technology-based solutions are coupled with deep domain expertise and cover the areas of Academia & Government, Life Sciences & Healthcare and Intellectual Property.

Contact: Karrie Rollison - karrie.rollison@clarivate.com

Additional Project Insight Success Stories

https://projectinsight.com/success/overview

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Qualifications of Team

Project Insight is an award-winning project and portfolio management software designed to centralize all your organization's projects, tasks, time tracking, resource allocation, and more in one intuitive platform. Tailored to meet the specific needs of the City of Roseville, Project Insight provides real-time visibility across departments, allowing for seamless management of your projects and portfolios. The platform integrates with key systems such as CRM, financial, DevOps, and HR tools, aggregating data to deliver comprehensive insights to stakeholders. With its customizable dashboards and automated reporting, Project Insight empowers teams to make informed decisions and optimize project performance in one unified solution.

Steve West – CEO and Co-Founder

As the CEO and co-founder of Project Insight, Steve West provides corporate strategy, product vision, and technical architecture leadership for cloud-based project and portfolio management software. Steve leads the management team and is responsible for guiding the company's direction, ensuring that Project Insight continues to meet the evolving needs of its customers.

Thomas Leffler – President, CRO

As President and CRO of Project Insight, Thomas Leffler leads the company's revenue generation strategies, sales initiatives, and corporate growth. He plays a key role in managing client relationships, guiding strategic initiatives, and driving the company's overall business development efforts.

Dylan Wright – Success Manager

As the Success Manager at Project Insight, Dylan will oversee the successful implementation of the project, ensuring that the City's objectives are met, and customer satisfaction remains high throughout the process. He will manage customer onboarding, project coordination, and act as the main point of contact during the implementation phase.

Dylan has over 7 years of experience at Project Insight, where he has managed numerous customer implementations and led customer teams in designing and developing custom solutions.

Eric Griffith – Director of Development

As the Director of Development at Project Insight, Eric will oversee the technical leadership of the project, ensuring the successful coordination and management of Fernando Montes (Integration Specialist) and Richard Gold (Lead Architect). He will be responsible for the overall development strategy, ensuring that the team delivers a robust and scalable solution that aligns with the City's needs.

He has over 18 years of experience at Project Insight, where he has held roles in development leadership, including Director of Development for nearly 13 years.

Richard Gold – Lead Architect

As the Lead Architect for Project Insight, Richard will be responsible for designing and overseeing the technical architecture of the project. He will ensure that all integrations, system configurations, and data flows meet the City's requirements and align with industry's best practices. Richard will collaborate closely with the development and implementation teams to deliver a robust, scalable solution.

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Fernando Montes – Integration Specialist

As the Integration Specialist at Project Insight, Fernando will manage the integration of the City's existing systems, such as Oracle Fusion Cloud, into Project Insight's platform. He will oversee the development and execution of custom APIs, ensuring seamless data synchronization and compatibility with third-party systems.

Kait Nielsen - Training Specialist

As the Training Specialist for Project Insight, Kait will be responsible for delivering hands-on, role-based training to City staff, ensuring smooth adoption of the platform across various departments. She will lead both virtual and on-site training sessions, providing support throughout the user onboarding process.

Scott Wolfington – Customer Support

Scott Wolfington brings over 22 years of experience in technology startups and key engineering positions. As part of the Customer Support team at Project Insight, Scott will provide technical assistance, help troubleshoot user issues and ensure that customers receive timely and effective support for the platform.

Mathew Sparkes – Account Manager

Mathew Sparkes is an Account Manager at Project Insight, where he has over 20 years of experience in driving growth and innovation across diverse industries. He works closely with clients to craft project and portfolio management strategies that help businesses optimize their operations and achieve success.

Baker Tilly – Partner

Baker Tilly is a leading advisory, tax, and assurance firm that provides innovative solutions to help organizations navigate complex business challenges. With a deep focus on public sector consulting, Baker Tilly offers expertise in program management, change management, and organizational transformation. The firm works closely with clients to deliver tailored strategies that improve operations, enhance efficiency, and drive long-term success. Baker Tilly's proven track record, combined with a commitment to excellence, ensures that clients receive the highest level of service and support throughout their projects.

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Project Understanding

Based on our review of the RFP and our experience with similar enterprise project management implementations, we understand that the City of Roseville seeks a comprehensive Enterprise Project Management (EPM) solution that offers full lifecycle management of projects, including resource allocation, project and portfolio management, third-party system integrations, and advanced reporting capabilities. This system will be used across various City departments, replacing existing project management tools that are nearing end-of-life and complementing the City's existing use of Oracle Fusion Cloud Enterprise Project Management software.

The key objectives include:

- Centralization of Project Data: Providing a single platform for managing multiple projects and portfolios across departments.
- Streamlined Resource Management: Efficient resource allocation, capacity planning, and tracking of resource availability.
- Enhanced Reporting & Transparency: Offering dashboards and reporting tools for project performance, including ad-hoc and customized reports.
- Future-Proof Integration: Seamless integration with existing tools like Oracle Fusion Cloud and the ability to incorporate future tools as needed.

General Approach

Initial Discovery and Assessment: We begin every project with a comprehensive discovery phase, working closely with City stakeholders to fully understand existing workflows, requirements, and integration points. This phase ensures we identify gaps between current processes and desired outcomes, allowing us to configure the EPM system accordingly. We will also assess the existing Oracle Fusion Cloud setup to ensure proper data migration and integration.

Project Planning and Communication: We will develop a detailed project plan that includes a risk management strategy, change management process, and a clear communication plan. Regular status updates will ensure that the city is kept informed at each stage. A dedicated project manager will be the main point of contact to facilitate clear and consistent communication.

Phased Implementation: Our approach will be phased, starting with the core functionalities—project management, resource allocation, and reporting—followed by integrations and more advanced modules like risk management and change order tracking. This phased approach reduces disruption to daily operations and allows City staff to gradually adapt to the new system.

Integration and Customization: Given the City's current use of Oracle Fusion Cloud and the need for third-party integrations, we will prioritize setting up custom integration points using our API capabilities to facilitate data flow between Oracle Fusion Cloud and Project Insight. Our integration process will ensure that data like project schedules, resource allocations, and financials are seamlessly shared across systems.

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Training and User Adoption: We will provide comprehensive, role-based training sessions for project managers, resource managers, and other key users to ensure that the system is utilized effectively from day one. We focus on hands-on training combined with ongoing support to ensure strong user adoption.

Major Challenges & Special Considerations

Integration with Existing Systems (Oracle Fusion Cloud): Integrating Project Insight with Oracle Fusion Cloud will be essential for maintaining consistency in project data, especially with financials, resource allocations, and schedules. Ensuring a seamless data flow between these systems while minimizing disruptions will be a top priority.

Managing Interdepartmental Coordination: With multiple departments needing to access and manage their project data, interdepartmental coordination may present a challenge. To address this, we will implement strict user role management and access control to ensure that only authorized users can view and edit specific data, while still maintaining transparency and collaboration.

Change Management and User Adoption: Transitioning from multiple project management tools to a single platform can create challenges in user adoption. Our approach includes comprehensive change management practices, including clear communication, training, and ongoing support, to ensure a smooth transition. The key to success here is to align the EPM platform’s functionality with the workflows that users are familiar with.

Unique Strengths and Approach

Scalability and Flexibility: Project Insight is designed to scale with organizations of all sizes, making it a strong fit for the City of Roseville as its project management needs evolve. Our solution can easily accommodate future expansions, whether that includes additional users, departments, or system integrations.

Custom Dashboards and Reporting: Our platform offers highly customizable dashboards that allow City project managers, portfolio managers, and executives to access real-time project and portfolio data at a glance. This level of transparency will enable the City to make data-driven decisions quickly.

Experience with Public Sector Clients: We have extensive experience working with public sector clients, understanding the unique challenges of government procurement processes, regulatory compliance, and multi-departmental coordination. This knowledge allows us to tailor our approach to ensure alignment with the City's specific operational and governance needs.

Conclusion

Our proven track record of delivering successful enterprise project management implementations, combined with our customizable solution and strong integration capabilities, positions us well to help the City of Roseville achieve its project management goals. We are confident that our phased approach, hands-on training, and focus on user adoption will ensure a successful and smooth implementation.

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Project Plan

At Project Insight, our approach to project implementation is driven by a phased, structured methodology that ensures smooth transitions, on-time delivery, and high user adoption. We focus on open communication, close collaboration with City stakeholders, and a commitment to providing long-term value

Methodologies for Project Implementation

Discovery and Planning (Phase 1):

- We begin with a comprehensive discovery session to understand the City's workflows, existing systems, pain points, and project management requirements. This step involves detailed interviews with key stakeholders and system assessments.
- **Output**: A detailed project plan, with timelines, resource allocation, risk management strategies, and key milestones.
- **Assigned Staff**: Account Manager, Success Manager, and Lead Architect.

Configuration and Integration (Phase 2):

- The configuration phase ensures that Project Insight is customized to the City's exact needs. This includes setting up user roles, workflows, dashboards, and security settings. During this phase, we also integrate with the City's existing systems (e.g., Oracle Fusion Cloud).
- **Output**: Fully configured project management solution with functional integrations.
- **Assigned Staff**: Account Manager, Success Manager, Lead Architect, and Integration Specialist

User Training and Testing (Phase 3):

- We provide hands-on training for City staff across all roles, from project managers to general users. Training is conducted via Zoom, but we also offer on-site training for an additional cost. User acceptance testing (UAT) is completed with City staff to ensure all workflows and integrations function as expected.
- **Output**: Trained users and successful UAT.
- **Assigned Staff**: Account Manager, Success Manager, Customer Support and Training Specialist

Go-Live and Post-Go-Live Support (Phase 4):

- Following training, we initiate the go-live phase, carefully monitoring system performance and user activity. Our dedicated support team is available for any issues during this critical period. We ensure smooth handover of system administration and provide ongoing support through our Customer Success program.
- **Output**: Fully operational system, ongoing support plan.

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- **Assigned Staff**: Account Manager, Success Manager, Customer Support and Lead Architect

Work Schedule and Timeline

Phase	Task	Duration	Assigned Staff
Discovery & Planning	Requirements gathering and system review	4-8 weeks	Account Manager, Success Manager, and Lead Architect
Configuration & Integration	Customization and Oracle Fusion Cloud Enterprise integration setup	12-15 weeks	Account Manager, Success Manager, Lead Architect, and Integration Specialist
Training & Testing	User training and UAT	4-9 weeks	Account Manager, Success Manager, Customer Support and Training Specialist
Go-Live & Support	System launch and monitoring	4-8 weeks	Account Manager, Success Manager, Customer Support and Lead Architect
Total Project Timeline		**24-40 weeks**	

Required Equipment, Training, and Installation Services

- **Equipment**: Project Insight is a SaaS solution, accessible via the web and through our mobile app available on both Android and Apple devices. City staff will only need computers or mobile devices with internet access.
- **Training**: Comprehensive training sessions are provided during and after implementation. Training is delivered via Zoom, but we also offer on-site training for an additional fee.
- **Installation**: No physical installation is required, as Project Insight is cloud-based. Our team will manage all configuration and integration remotely.

Solution and Key Modules

Solution: Project Insight

Key Modules:

- **Project and Task Management**: Centralizes project planning and task tracking across departments.
- **Portfolio Management**: Enables portfolio-level visibility, helping prioritize projects and balance resource loads.
- **Resource Allocation**: Allows dynamic tracking of resource availability, allocation, and capacity planning.

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- **Budgeting and Forecasting**: Tracks project budgets and provides forecasting tools to manage costs.
- **Reporting and Analytics**: Offers real-time reporting and custom dashboards for project performance tracking.

Efficiency and Automation Benefits

- **Automation**: Project Insight automates routine tasks like task assignments, project updates, and progress tracking, reducing manual effort and human error.
- **Efficiency**: By centralizing all project data and offering real-time visibility into tasks, resources, and budgets, City staff can make faster, more informed decisions.

Automated Reporting and Analytics

- **Export Capabilities:** Automated reports can be exported in various formats (CSV, Excel, PDF) for easy sharing and analysis.
- **Standard Reports** and Ad-Hoc Reporting: Project Insight includes a comprehensive library of standard reports, while also offering tools for users to generate ad-hoc reports and custom queries.

Assisting City in Transition and Integration

- **Data Integration**: We will provide a Rest API and export options (XML, CSV, Excel) to ensure seamless data flow between Project Insight and existing City systems.
- **Access to Data**: The City will have access to data through APIs and export functionalities, ensuring smooth integration with third-party systems such as Oracle Fusion Cloud.

Ongoing Support

- **Customer Support**: Project Insight offers multiple levels of support, including help desk services.
- **Training for New Users**: Continuous training sessions will be available for new users after the initial implementation, ensuring ongoing user adoption.

3rd-Party Business Partners

- **Baker Tilly**: For additional change management or program management services, we collaborate with Baker Tilly to support large-scale change initiatives.

Security Measures

- **Data Protection**: Project Insight implements robust security protocols, including encryption (at rest and in transit), multi-factor authentication (MFA), and regular security audits.
- **User Protection**: Role-based access control ensures that only authorized users can access sensitive project data.

Future Adaptability and Technology Upgrades

- **Upgrade Path**: Our platform is continuously upgraded with new features and security updates, ensuring that the City benefits from the latest technology without disruption.
- **Investment Protection**: As a SaaS solution, Project Insight offers long-term compatibility with evolving technologies, ensuring the City's investment remains future-proof.

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Cost Proposal

Project Insight is designed to meet the majority of the City's requirements using out-of-the-box functionality. Most of the requested features, such as project management, resource allocation, customizable dashboards, and reporting capabilities, are native to the platform and only require configuration to align with the City's specific needs. This allows for a streamlined implementation process without the need for extensive custom development. Where customizations are required, Project Insight offers flexible configuration options to ensure a seamless fit with the City's existing systems and workflows.

License Cost

Number of Users	Cost	Average Cost per User per Month (at 2,200 users)
Unlimited	$224,400	$8.50

Work Schedule Cost

Phase	Task	Hours	Cost
Discovery & Planning	Requirements gathering and system review	100 hours	$22,500
Configuration & Integration	Customization and Oracle Fusion Cloud Enterprise integration setup	220 hours	$49,500
Training & Testing	User training and UAT	150 hours	$33,750
Go-Live & Support	System launch and monitoring	30 hours	$6,750
Total Project Numbers		**500 hours**	**$112,500**

Optional Baker Tilly Advisory Group Services

Service	Cost
Program Design and Execution	TBD
Organizational Readiness and Change Management	TBD
Supplementary Services	TBD

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Required Statements/Documents

Attached with Electronic Documentation

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Exceptions

Project Insight proposes no exceptions, alterations, or amendments to the Scope of Services or other requirements outlined in this RFP, including the Sample Contract (Attachment C). Our platform's robust out-of-the-box capabilities align with the City's needs, and we are confident that we can meet all specifications without the need for any modifications. This ensures a smooth and timely implementation process and eliminates potential delays in contract negotiation.

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Competency of Proposers

At Project Insight, we pride ourselves on maintaining a strong financial foundation and a consistent record of successful project delivery. Over the past seven (7) years, there have been no bankruptcies, liens, stop payment notices, judgments, lawsuits, arbitrations, mediations, foreclosures, or any similar actions filed or resolved involving our firm. Additionally, no client has ever terminated a contract with Project Insight due to breach of contract.

Our firm's commitment to operational excellence, transparency, and customer satisfaction has ensured that we consistently meet our contractual obligations and deliver services in a timely and satisfactory manner. We maintain the necessary facilities, experience, and financial resources to successfully execute the services specified in this RFP.

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PROJECT INSIGHT

TO: City of Roseville
311 Vernon St.
Roseville, CA 95678

ACCOUNT OWNER	ORDER #	DATE
Mathew Sparkes	180211820	08 / 06 / 2025

Name	Price	QTY	Subtotal
Project Insight - Enterprise - License (Annual) Year One User License ($20/user/month)	$240.00	165	$39,600.00
Project Insight - Enterprise - License (Annual) Year Two User License ($20/user/month)	$240.00	165	$39,600.00
Project Insight - Enterprise - License (Annual) Year Three User License ($20/user/month)	$240.00	165	$39,600.00
Project Insight - Enterprise - License (Annual) Year Four User License ($20/user/month)	$240.00	165	$39,600.00
Project Insight - Enterprise - License (Annual) Year Five User License ($20/user/month)	$240.00	165	$39,600.00
Project Insight - Discovery & Planning	$225.00	100	$22,500.00
Project Insight - Configuration	$225.00	220	$49,500.00
Project Insight - Development	$225.00	150	$33,750.00
Project Insight - Training & Testing	$225.00	30	$6,750.00
Project Insight - Enterprise - License (Annual)	$252.00	165	$41,580.00

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Optional Year Six User License ($20/user/month)			
Project Insight - Enterprise - License (Annual) Optional Year Seven User License ($20/user/month)	$252.00	165	$41,580.00
Project Insight - Enterprise - License (Annual) Optional Year Eight User License ($20/user/month)	$252.00	165	$41,580.00

Years 1-5 Total	**$310,500.00**
Optional Years 6-8 Total	**$124,740.00**
Combined Total	**$435,240.00**

ORDER DETAILS

Billing Terms
Payment Terms: Net 30

Access to the software begins at the time of implementation.

The following milestone-based billing schedule applies:

- Discovery & Planning – $26,460
- Configuration – $57,420
- Development – $41,670
- Training & Testing – $14,670
- Go-Live & Support – $11,880

In the event the City of Roseville delays, suspends, or ceases participation in the project for any reason, all project milestones scheduled prior to or during the period of non-participation shall be deemed delivered. Project Insight shall not be held liable for delays resulting from such inaction, and payment for associated deliverables shall remain due according to the agreed-upon schedule.

Optional Integrations
The following integrations are available to further enhance your solution. These can be added at any time and are billed separately upon activation:

- AutoDesk Construction Cloud Integration – $15,000
- ProCore Integration – $15,000

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Customer may add additional full access users at any time at the agreed upon rate(s). Additional users may be charged monthly to a credit card or invoiced and prorated to renew to end of current term, which shall be at the end of 1 year or 365 days from signing.

Support and Upgrades Included
All Project Insight SaaS upgrades, updates and customer support are included with the license. Additional Development, Training and Consulting Hours may be purchased separately.

AUTHORIZATION

Signature: Date:

Print Name:

Company:

Signature: Date:

Print Name:

Company:

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Project Insight Customer Agreement

This Project Insight Customer Agreement (the "**Agreement**") is entered into as of 09/03/2025 (the "**Effective Date**") by and between Metafuse Incorporated dba Project Insight, a California C-Corporation, whose address is 13217 Jamboree Road, Suite 468, Tustin, CA, 92782, referred to as ("**Project Insight**" or "**us**" or "**we**" or "**our**") and The City of Roseville whose address is 311 Vernon St. Roseville, CA 95678 referred to as ("**Customer**" or "**you**" or "**your**")

1. **Scope of the Agreement.** This Agreement governs your initial purchase as well as any future purchases made by you that references this Agreement. This Agreement includes our **Privacy Policy (Addendum A),** our **Acceptable Use Policy (Addendum B),** any Orders, and any other referenced policies and attachments. This Agreement applies to Project Insight sold and supported add-ons or apps that you purchase from us or are sold by us through a third-party marketplace.

2. **Types of Project Insight Products.** This Agreement governs (a) Project Insight's hosted or cloud-based solutions (currently multi-tenant SaaS or dedicated Azure or other "Cloud" deployments managed directly by Project Insight or any hosted Project Insight Other Products) (the "**Service**"), (b) Project Insight's on-premise software products (currently designated as "On-Premise") ("**Software**"), (c) Project Insight developed add-ons, apps, or integrations ("**Other Products**") and (d) any related support and maintenance services provided by Project Insight. Software and Service, together with related Documentation, are referred to as "**Products**". The Products and their permitted use are further described in Project Insight's standard documentation as found in the Project Insight Community website (https://projectinsight.com/support and https://support.projectinsight.com) ("**Documentation**"). Section 6 (Service Terms) applies specifically to Service, and Section 7 (Software or Terms) applies specifically to Software, but unless otherwise specified, other provisions of this Agreement apply to all Products.

3. **Account Registration.** You may need to register for a Project Insight account in order to place orders or access or receive any Products. Any registration information that you provide to us must be accurate, current and complete. You must also update your information so that we may send notices, statements and other information to you by email or through your account. You are responsible for all actions taken through your accounts.

4. **Orders.**

   4.1. Directly with Project Insight. Project Insight's Product order documentation ("**Order**") will specify your authorized Product Use for the Products, which may include: (a) number and type of Authorized Users (as defined below), (b) storage or capacity (for Service), (c) numbers of licenses, copies or instances (for Software), or (d) other restrictions (as applicable, the "**Product Use**"). The term "**Order**" also includes any applicable Product or Support renewal, term increase, or purchases you make to increase or upgrade your Product Use.

   4.2. Through a Third Party Vendor/Partner. This Agreement applies whether you purchase our Products directly from Project Insight or through Project Insight " " or other authorized resellers

(each, a "**Partner**"). If you purchase through a Partner, your Product Use shall be as stated in the Order placed by Partner for you, and Partner is responsible for the accuracy of any such Order. Partners are not authorized to make any promises or commitments on Project Insight's behalf, and we are not bound by any obligations to you other than what we specify in this Agreement.

5. **Authorized Users.** Only the specific-named individuals for whom you have paid the required fees and whom you designate through the applicable Product ("**Authorized Users**") may access and use the Products. Some Products may allow you to designate different types of Authorized Users, in which case pricing and functionality may vary according to the type of Authorized User. Authorized Users may be you or your Affiliates' employees, representatives, consultants, contractors, agents, customers or other third parties who are acting for your benefit or on your behalf. All Authorized Users are required to comply with the applicable terms of this Agreement (including any future changes or amendments), along with any conditions or restrictions with respect to use of, or access to, the Products. You may increase the number of Authorized Users permitted to access your instance of the Product by placing a new Order or, in some cases, directly through the Product. In all cases, you must pay the applicable fee for the increased number of Authorized Users. You are responsible for compliance with this Agreement by all Authorized Users. All use of Products by you and your Authorized Users must be within the Product Use and solely for the benefit of you or your Affiliates. "**Affiliate**" means an entity which, directly or indirectly, owns or controls, is owned or is controlled by or is under common ownership or control with a party, where "control" means the power to direct the management or affairs of an entity, and "ownership" means the beneficial ownership of 50% (or, if the applicable jurisdiction does not allow majority ownership, the maximum amount permitted under such law) or more of the voting equity securities or other equivalent voting interests of the entity

6. **Service Terms.**

   6.1. Access to Service. Subject to the terms and conditions of this Agreement, Project Insight grants you a non-exclusive right to access and use the Service during the applicable Subscription Term (as defined below) in accordance with this Agreement, your applicable Product Use and the Documentation. If Project Insight offers client software (e.g., a desktop or mobile application) for any Service, you may use such software solely with the Service, subject to the terms and conditions of this Agreement. You acknowledge that our Service is on-line, subscription-based products and that we may make changes to the Service from time to time.

   6.2. Subscription Terms and Renewals. The Service is provided on a subscription basis for a set term specified in your Order ("Subscription Term"). This Agreement will not auto-renew at the end of the Subscription Term. If you wish to continue using the Service after the current term, a new agreement or renewal order must be executed in writing by both parties prior to the expiration date. Project Insight Enterprise Plan has a five-user minimum. All other plans have no minimum user requirements. We reserve the right to adjust your pricing on each Anniversary Date of this Agreement, with at least twenty-one (21) days' prior written notice, by an amount not exceeding 5%.

6.3. Credentials. You must ensure that all Authorized Users keep their user IDs and passwords for the Service strictly confidential and not share such information with any unauthorized person. User IDs are granted to individual, named persons and may not be shared. You are responsible for any and all actions taken using your accounts and passwords, and you agree to immediately notify Project Insight of any unauthorized use of which you become aware.

6.4. Your Data. "Your Data" means any data, content, video, images or other materials of any type that you upload, submit or otherwise transmit to or through the Service including any Sensitive Data as defined in Section 6.7.2 below. You will retain all right, title and interest in and to Your Data in the form provided to Project Insight. Subject to the terms of this Agreement, you hereby grant to Project Insight a non-exclusive, worldwide, royalty-free right to (a) collect, use, copy, store, transmit, modify and create derivative works of Your Data, in each case solely to the extent necessary to provide the applicable Service to you and (b) for the Service to enable you to share Your Data or interact with other people, to distribute and publicly perform and display Your Data as you (or your Authorized Users) direct or enable through the Service. Project Insight may also access your account or instance in order to respond to your support requests.

6.5. Security. Project Insight implements security procedures to help protect Your Data from security attacks. However, you understand that use of the Service necessarily involves transmission of Your Data over networks that are not owned, operated or controlled by us, and we are not responsible for any of Your Data lost, altered, intercepted or stored across such networks. We cannot guarantee that our security procedures will be error-free, that transmissions of Your Data will always be secure or that unauthorized third parties will never be able to defeat our security measures or those of our third-party service providers.

6.6. Storage Limits. There may be storage limits associated with a particular Service. These limits are described in the services descriptions on our websites, in the Documentation for the particular Service or on your Order. Project Insight reserves the right to charge for additional storage or overage fees at the rates specified on your Order. We may impose new, or may modify existing, storage limits for the Service at any time at our discretion, with or without notice to you.

6.7. Responsibility for Your Data.

6.7.1. General. You must ensure that your use of Service and all Your Data is at all times compliant with our **Acceptable Use Policy (Addendum B)** and all applicable local, state, federal and international laws and regulations ("**Laws**"). You represent and warrant that: (i) you have obtained all necessary rights, releases and permissions to provide all Your Data to Project Insight and to grant the rights granted to Project Insight in this Agreement and (ii) Your Data and its transfer to and use by Project Insight as authorized by you under this Agreement do not violate any Laws (including without limitation those relating to export control and electronic communications) or rights of any third-party, including without limitation any intellectual property rights, rights of privacy, or rights of publicity, and any use, collection and disclosure authorized herein is not inconsistent with the terms

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of any applicable privacy policies. Other than its security obligations under Section 6.5 (Security), Project Insight assumes no responsibility or liability for Your Data, and you shall be solely responsible for Your Data and the consequences of using, disclosing, storing, or transmitting it.

6.7.2. Sensitive Data. You will not submit to the Service (or use the Service to collect): (i) any personally identifiable information, except as necessary for the establishment of your Project Insight account; or (ii) any information or data that is subject to or protected under federal or state laws, rules or regulations pertinent to your specific industry (e.g. HIPPA, COPPA) collectively, "**Sensitive Data**". You acknowledge that Project Insight is not acting as your Business Associate or subcontractor and, notwithstanding any other provision to the contrary, Project Insight has no liability under this Agreement to you or to any third party for Sensitive Data.

6.7.3. Indemnity for Your Data. You will defend, indemnify and hold harmless Project Insight from and against any loss, cost, liability or damage, including attorneys' fees, for which Project Insight becomes liable arising from or relating to any claim relating to Your Data, including but not limited to any claim brought by a third-party alleging that Your Data, or your use of the Service in breach of this Agreement, infringes or misappropriates the intellectual property rights of a third-party or violates applicable law. This indemnification obligation is subject to your receiving (i) prompt written notice of such claim (but in any event notice in sufficient time for you to respond without prejudice); (ii) the exclusive right to control and direct the investigation, defense, or settlement of such claim; and (iii) all reasonable necessary cooperation of Project Insight at your expense.

6.8. Removals and Suspension. Project Insight has no obligation to monitor any content uploaded to the Service. Nonetheless, if we deem such action necessary based on your violation of this Agreement or in response to takedown requests that we receive following our guidelines for **Reporting Violations of Project Insight's Acceptable Use Policy (Addendum C),** we may (1) remove Your Data from the Service or (2) suspend your access to the Service. We will generally alert you when we take such action and give you a reasonable opportunity to cure your breach, but if we determine that your actions endanger the operation of the Service or other users, we may suspend your access immediately without notice. You will continue to be charged for the Service during any suspension period. We have no liability to you for removing or deleting Your Data from or suspending your access to any Service as described in this section.

6.9. Deletion at End of Subscription Term. We may remove or delete Your Data within a reasonable period of time (usually within six (6) months) after the termination of your Subscription Term.

6.10. Service Level Agreement (SLA).

6.10.1. Maintenance Downtime. Project Insight may schedule no more than 5 hours per week for routine maintenance, back-ups and data loads. Project Insight may or may not choose to use this time for maintenance, but scheduled downtime will not count against Project

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Insight's service availability commitment. Any single scheduled downtime event is typically no more than 15 minutes. Maintenance windows can be found on our website at **https://projectinsight.com/system-status**

6.10.2. System Availability. The Services shall be deemed "unavailable" if a customer is unable for all practical business purposes to transmit data to or receive data from the Project Insight hosting environment, provided that the inability to transmit and receive data is not due to problems with non-hosting environment equipment, services, communication lines, or other products.

Failure to meet the "Guaranteed System Availability Percentage" service levels below will result in penalties and will not be considered a breach of this SLA. Penalties will be calculated according to the following matrix if Project Insight falls below minimum service levels detailed below. All percentages exclude planned maintenance.

AVAILABILITY	
Guaranteed System Availability Percentage	99% of Total Hours Per Month (excluding planned maintenance referenced in 6.10.1 above)
Credit to Customer's Account	3% of monthly fee for each 1% of the time period that the Services are down beyond committed levels
Penalty Cap	Maximum = Monthly fee

6.10.3. Credit Request and Payment Procedures. To receive a service credit, a customer must submit a request by sending an e-mail message to **support@projectinsight.com**. To be eligible, the customer's credit request must (i) include the account name in the e-mail message (the account name is the one that receives Project Insight invoice); (ii) include, in the body of the e-mail, the dates and times of each incident of failure to meet availability service levels that are claimed to have experienced; (iii) include the server request logs that document the errors and corroborate the claimed outage (any confidential or sensitive information in these logs should be redacted); and (iv) be received by Project Insight within ten (10) business days after the end of the billing cycle in which the errors occurred. If the Guaranteed System Availability Percentage applicable to the month of such request is confirmed by Project Insight and is less than 99%, then Project Insight will

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issue the service credit to the customer within one billing cycle following the month in which the error occurred. Customer's failure to provide the request and other information as required above will disqualify the customer from receiving a service credit.

7. Software and/or Add-on Terms.

7.1. Your Software or Add-on License Rights. Subject to the terms and conditions of this Agreement, Project Insight grants you a non-exclusive, non-sublicenseable and non-transferable license to access or install and use the Software or Add-on ("**License**") during the applicable License Term in accordance with this Agreement, your applicable Product Use, and the Documentation. You may only use the Software or Add-on in your internal business operations including Affiliates and you shall not permit the Software or Add-on to be used for the benefit of third parties, including without limitation, used as part of a hosting service for third parties except as otherwise agreed to in writing (such as **Designating Customers as Authorized Users [Addendum D]**). The term of each License ("**License Term**") will be specified in your Order. Your License Term will end upon any termination of this Agreement. The terms "perpetual" and "no expiration date" as used on any of your internal purchase orders or other ordering mechanism, agreements or any other communication shall have no meaning. The Software and Other Products may require a license key in order to operate, which will be delivered as described in Section 10.1 (Delivery).

7.2. Number of Instances. Unless otherwise specified in your Order, for each License that you purchase, you may install one production instance of the Software or Add-on on systems owned or operated by you (or your third-party service providers so long as you remain responsible for their compliance with the terms and conditions of this Agreement). We also make available "developer" workspace/licenses free of charge for certain use cases of our Software and Add-on offerings which to allow you to deploy non-production instances for development, staging, training or QA purposes.

7.3. Your Modifications. Subject to the terms and conditions of this Agreement (including without limitation **Third-Party Code in Project Insight Products [Addendum E]),** you may modify your licensed copy of the Software or Other Products using available Software tools such as the REST APIs, Web Services or SDK solely for purposes of developing customizations and additional features for the Software or Other Products for the particular use of the Software or Other Products within your organization. Any modifications constitute "**Your Modifications**". You may use Your Modifications solely with respect to your own instances in support of your permitted use of the Software or Other Products and you may not distribute the code to Your Modifications to any third-party. You may however, post any code examples to the Project Insight Community to share with other Project Insight customers. Notwithstanding anything in this Agreement to the contrary, Project Insight has no support, warranty, indemnification or other obligation or liability with respect to Your Modifications or their combination, interaction or use with our Products. You shall indemnify, defend and hold us harmless from and against any and all claims, costs, damages, losses, liabilities and expenses (including reasonable attorneys' fees and costs) arising out of or in connection with any claim brought against us by a third party relating to Your Modifications (including but not limited to any representations or

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warranties you make about Your Modifications or the Software) or your breach of this Section 7.3. This indemnification obligation is subject to your receiving (i) prompt written notice of such claim (but in any event notice in sufficient time for you to respond without prejudice); (ii) the exclusive right to control and direct the investigation, defense, or settlement of such claim; and (iii) all reasonably necessary cooperation of Project Insight at your expense.

7.4. Attribution. In any use of the Software, you must include the following attribution to Project Insight on all user interfaces in the following format: "Powered by Project Insight," which must in every case include a hyperlink to https://projectinsight.com, and which must be in the same format as delivered in the Software.

7.5. Third-Party Code. The Software includes code and libraries licensed to us by third parties. See **Third-Party Code in Project Insight Products (Addendum E)** for additional provisions regarding our use of third-party code.

8. Support. Project Insight will provide the support and maintenance services for the Products described in the **Project Insight Support Policy (Addendum F)** ("**Support**") during the period for which you have paid your applicable fees. Support is subject to the terms of the Project Insight Support Policy and will be provided during the term of this Agreement. The Project Insight Support Policy may be modified by Project Insight from time to time to reflect process improvements or changing practices. Support for Software and Other Products include access to New Releases, if and when available. "**New Releases**" are bug fixes, patches, major or minor releases, or any other changes, enhancements, or modifications to the Software or Other Products that we make generally available to our customers using the Software or Other Products.

9. Consulting, Implementation, Training, and Programming Services. We will provide consulting, implementation, training and programming services purchased in an Order in accordance with the descriptions and conditions for those services set forth in the Order ("**Other Services**"). Project Insight shall retain all right, title and interest in and to any materials, deliverables, modifications, derivative works or developments related to any Other Services we provide ("**Other Materials**"). Any Other Materials provided to you may be used only in connection with the Products subject to the same use restrictions for the Products. You will reimburse Project Insight for reasonable travel and lodging expenses as incurred in providing any Other Services. Consulting, implementation, and programming services are subject to the terms of the **Project Insight Professional Services Agreement (Addendum G)**.

10. Financial Terms.

10.1. Delivery. We will deliver the applicable license keys and instructions (in the case of Software and Other Products) or login instructions (in the case of Service) to the email addresses specified by you when we have received payment of the applicable fees. All deliveries under this Agreement will be electronic. For the avoidance of doubt, unless otherwise agreed to by both parties, you are responsible for installation of any Software or Add-on, and you acknowledge that Project Insight has no further delivery obligation with respect to the Software after delivery of the license keys and instructions.

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10.2. **Payment.** You agree to pay all fees in accordance with each Order. All amounts are payable in U.S. dollars and unless otherwise specified in your Order, you will pay at the time you place your Order. Other than as expressly set forth in Section 19 (IP Indemnification by Project Insight), all amounts are non-refundable, non-cancelable and non-creditable. In making payments, you acknowledge that you are not relying on future availability of any Products beyond the current License Term or Subscription Term or any Product upgrades or feature enhancements. If you add Authorized Users during your License Term or Subscription Term, we will charge you for the increased number of Authorized Users at the then-current prevailing rates. If you have a credit card on file with us, you agree that we may bill your credit card for renewals, additional users, and unpaid fees, as applicable. If you purchase any Products through a Partner, you owe payment to the Partner as agreed between you and the Partner, but you acknowledge that we may terminate your rights to use Products if we do not receive our corresponding payment from the Partner. Project Insight reserves the right to change or modify its pricing upon each Anniversary Date of this Agreement, upon thirty (30) days prior written notice, by an amount not to exceed 5% of the then current pricing.

10.3. **Taxes.** Your payments under this Agreement exclude any taxes or duties payable in respect of the Products in the jurisdiction where the payment is either made or received. To the extent that any such taxes or duties are payable by Project Insight, you must pay to Project Insight the amount of such taxes or duties in addition to any fees owed under this Agreement. Notwithstanding the foregoing, you may have obtained an exemption from relevant taxes or duties as of the time such taxes or duties are levied or assessed. In that case, you will have the right to provide to Project Insight any such exemption information, and Project Insight will use reasonable efforts to provide such invoicing documents as may enable you to obtain a refund or credit for the amount so paid from any relevant revenue authority if such a refund or credit is available.

11. **No-Charge Products.** We may offer certain Products to you at no charge, including free accounts, trial use, and access to Beta Versions as defined below ("**No-Charge Products**"). Your use of No-Charge Products is subject to any additional terms that we specify and is only permitted for the period designated by us. You may not use No-Charge Products for competitive analysis or similar purposes. We may terminate your right to use No-Charge Products at any time and for any reason in our sole discretion, without liability to you. You understand that any pre-release and beta products we make available ("**Beta Versions**") are still under development, may be inoperable or incomplete and are likely to contain more errors and bugs than generally available Products. We make no promises that any Beta Versions will ever be made generally available. In some circumstances, we may charge a fee in order to allow you to access Beta Versions, but the Beta Versions will still remain subject to this Section 11 (No-Charge Products). All information regarding the characteristics, features or performance of Beta Versions constitutes Project Insight's Confidential Information. To the maximum extent permitted by applicable law, we disclaim all obligations or liabilities with respect to No-Charge Products, including any Support, warranty, and indemnity obligations.

12. **Restrictions.** Except as otherwise expressly permitted in this Agreement, you will not: (a) rent, lease, reproduce, modify, adapt, create derivative works of, distribute, sell, sublicense, transfer, or provide access to the Products to a third party, (b) use the Products for the benefit of any third party, (c)

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incorporate any Products into a product or service you provide to a third party, (d) interfere with any license key mechanism in the Products or otherwise circumvent mechanisms in the Products intended to limit your use, (e) reverse engineer, disassemble, decompile, translate, or otherwise seek to obtain or derive the source code, underlying ideas, algorithms, file formats or non-public APIs to any Products, except as permitted by law, (f) remove or obscure any proprietary or other notices contained in any Product, or (g) publicly disseminate information regarding the performance of the Products.

13. **License Certifications and Audits.** At our request, you agree to provide a signed certification that you are using all Products pursuant to the terms of this Agreement, including the Product Use. You agree to allow us, or our authorized agent, to audit your use of the Products. We will provide you with at least 10 days advance notice prior to the audit, and the audit will be conducted during normal business hours. We will bear all out-of-pocket costs that we incur for the audit, unless the audit reveals that you have exceeded the Product Use. You will provide reasonable assistance, cooperation, and access to relevant information in the course of any audit at your own cost. If you exceed your Product Use, we may invoice you for any past or ongoing excessive use, and you will pay the invoice upon receipt. This remedy is without prejudice to any other remedies available to Project Insight at law or equity or under this Agreement. To the extent we are obligated to do so, we may share audit results with certain of our third-party licensors or assign the audit rights specified in this Section to such licensors.

14. **Ownership and Feedback.** Products are made available on a limited license or access basis, and no ownership right is conveyed to you, irrespective of the use of terms such as "purchase" or "sale". Project Insight and its licensors have and retain all right, title and interest, including all intellectual property rights, in and to the Products (including all No-Charge Products), their "look and feel", any and all related or underlying technology, and any modifications or derivative works of the foregoing created by or for Project Insight, regardless if they are paid for by you, including without limitation as they may incorporate Feedback ("**Project Insight Technology**"). From time to time, you may choose to submit comments, information, questions, data, ideas, description of processes, or other information to Project Insight, including sharing Your Modifications or in the course of receiving Support ("**Feedback**"). Project Insight may in connection with any of its products or services freely use, copy, disclose, license, distribute and exploit any Feedback in any manner without any obligation, royalty or restriction based on intellectual property rights or otherwise. No Feedback will be considered your Confidential Information, and nothing in this Agreement limits Project Insight's right to independently use, develop, evaluate, or market products, whether incorporating Feedback or otherwise.

15. **Mutual Confidentiality.** Each party agrees that all code, inventions, know-how, business, technical and financial information disclosed to such party ("**Receiving Party**") by the disclosing party ("**Disclosing Party**") constitute the confidential property of the Disclosing Party ("**Confidential Information**"), provided that it is identified as confidential at the time of disclosure. Any Project Insight Technology and any performance information relating to the Products shall be deemed Confidential Information of Project Insight without any marking or further designation. Except as expressly authorized herein, the Receiving Party will hold in confidence and not use or disclose any Confidential Information. The Receiving Party's nondisclosure obligation shall not apply to

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information which the Receiving Party can document: (i) was rightfully in its possession or known to it prior to receipt of the Confidential Information; (ii) is or has become public knowledge through no fault of the Receiving Party; (iii) is rightfully obtained by the Receiving Party from a third party without breach of any confidentiality obligation; or (iv) is independently developed by employees of the Receiving Party who had no access to such information. The Receiving Party may also disclose Confidential Information if so required pursuant to a regulation, law or court order (but only to the minimum extent required to comply with such regulation or order and with advance notice to the Disclosing Party). The Receiving Party acknowledges that disclosure of Confidential Information would cause substantial harm for which damages alone would not be a sufficient remedy, and therefore that upon any such disclosure by the Receiving Party the Disclosing Party shall be entitled to appropriate equitable relief in addition to whatever other remedies it might have at law. ALL CONFIDENTIAL INFORMATION IS PROVIDED "AS IS." EACH PARTY MAKES NO WARRANTIES, EXPRESS, IMPLIED OR OTHERWISE, REGARDING ITS ACCURACY, COMPLETENESS OR PERFORMANCE. Nothing in this Agreement is intended to grant any rights to either party under any patent, mask work right or copyright of the other party, nor shall this Agreement grant any party any rights in or to the Confidential Information of the other party except as expressly set forth this Agreement.

16. **Term and Termination.** This Agreement is in effect for as long as you have a valid License Term or Subscription Term (the "Term"), unless sooner terminated as permitted in this Agreement. Either party may terminate this Agreement before the expiration of the Term if the other party materially breaches any of the terms of this Agreement and does not cure the breach within thirty (30) days after written notice of the breach. In the event of an uncured material breach, you will be entitled to a prorated refund of the unused subscription term. Either party may also terminate the Agreement before the expiration of the Term if the other party ceases to operate, declares bankruptcy, or becomes insolvent or otherwise unable to meet its financial obligations. You may terminate this Agreement at any time with notice to Project Insight, but you will not be entitled to any credits or refunds as a result of convenience termination for prepaid but unused Software, Service, or Other Services. Except where an exclusive remedy may be specified in this Agreement, the exercise by either party of any remedy, including termination, will be without prejudice to any other remedies it may have under this Agreement, by law, or otherwise. Once the Agreement terminates, you (and your Authorized Users) will no longer have any right to use or access any Products, or any information or materials that we make available to you under this Agreement, including Project Insight Confidential Information. You are required to delete any of the foregoing from your systems as applicable (including any third-party systems operated on your behalf) and provide written certification to us that you have done so at our request. The following provisions will survive any termination or expiration of this Agreement: Sections 6.7.3 (Indemnity for Your Data), 10.2 (Payment), 10.3 (Taxes), 11 (No-Charge Products) (disclaimers and use restrictions only), 12 (Restrictions), 13 (License Certifications and Audits), 14 (Ownership and Feedback), 15 (Confidentiality), 16 (Term and Termination), 17 (Warranty Disclaimer), 18 (Limitation of Liability), 22 (Dispute Resolution), 23 (Export Restrictions), and 26 (General Provisions).

17. **Warranty and Disclaimer.**

17.1. **Due Authority.** Each party represents and warrants that it has the legal power and authority to enter into this Agreement, and that, if you are an entity, this Agreement and each

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Order is entered into by an employee or agent of such party with all necessary authority to bind such party to the terms and conditions of this Agreement.

17.2. WARRANTY DISCLAIMER. ALL PRODUCTS ARE PROVIDED "AS IS," AND PROJECT INSIGHT AND ITS SUPPLIERS EXPRESSLY DISCLAIM ANY AND ALL WARRANTIES AND REPRESENTATIONS OF ANY KIND, INCLUDING ANY WARRANTY OF NON-INFRINGEMENT, TITLE, FITNESS FOR A PARTICULAR PURPOSE, FUNCTIONALITY, OR MERCHANTABILITY, WHETHER EXPRESS, IMPLIED, OR STATUTORY. YOU MAY HAVE OTHER STATUTORY RIGHTS, BUT THE DURATION OF STATUTORILY REQUIRED WARRANTIES, IF ANY, SHALL BE LIMITED TO THE SHORTEST PERIOD PERMITTED BY LAW. PROJECT INSIGHT SHALL NOT BE LIABLE FOR DELAYS, INTERRUPTIONS, SERVICE FAILURES AND OTHER PROBLEMS INHERENT IN USE OF THE INTERNET AND ELECTRONIC COMMUNICATIONS OR OTHER SYSTEMS OUTSIDE THE REASONABLE CONTROL OF PROJECT INSIGHT. TO THE MAXIMUM EXTENT PERMITTED BY LAW, NEITHER PROJECT INSIGHT NOR ANY OF ITS THIRD-PARTY SUPPLIERS MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE AS TO THE RELIABILITY, TIMELINESS, QUALITY, SUITABILITY, TRUTH, AVAILABILITY, ACCURACY OR COMPLETENESS OF ANY PRODUCTS OR ANY CONTENT THEREIN OR GENERATED THEREWITH, OR THAT: (A) THE USE OF ANY PRODUCTS WILL BE SECURE, TIMELY, UNINTERRUPTED OR ERROR-FREE; (B) THE PRODUCTS WILL OPERATE IN COMBINATION WITH ANY OTHER HARDWARE, SOFTWARE, SYSTEM, OR DATA; (C) THE PRODUCTS (OR ANY PRODUCTS, SERVICES, INFORMATION, OR OTHER MATERIAL PURCHASED OR OBTAINED BY YOU THROUGH THE PRODUCTS) WILL MEET YOUR REQUIREMENTS OR EXPECTATIONS); (D) ANY STORED DATA WILL BE ACCURATE OR RELIABLE OR THAT ANY STORED DATA WILL NOT BE LOST OR CORRUPTED; (E) ERRORS OR DEFECTS WILL BE CORRECTED; OR (F) THE PRODUCTS (OR ANY SERVER(S) THAT MAKE A SERVICE AVAILABLE) ARE FREE OF VIRUSES OR OTHER HARMFUL COMPONENTS.

18. Limitation of Liability. EXCEPT IN AN INSTANCE OF WILLFUL, ILLEGAL OR EGREGIOUS CONDUCT BY A PARTY, NEITHER PARTY (NOR ITS SUPPLIERS) SHALL BE LIABLE FOR ANY LOSS OF USE, LOST OR INACCURATE DATA, FAILURE OF SECURITY MECHANISMS, INTERRUPTION OF BUSINESS, COSTS OF DELAY OR ANY INDIRECT, SPECIAL, INCIDENTAL, RELIANCE OR CONSEQUENTIAL DAMAGES OF ANY KIND (INCLUDING LOST PROFITS), REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, EVEN IF INFORMED OF THE POSSIBILITY OF SUCH DAMAGES IN ADVANCE. NEITHER PARTY'S AGGREGATE LIABILITY TO THE OTHER SHALL EXCEED THE AMOUNT OF INSURANCE REQUIRED BY AGREEMENT OF THE PARTIES. NOTWITHSTANDING ANYTHING ELSE IN THIS AGREEMENT, OUR AGGREGATE LIABILITY TO YOU IN RESPECT OF NO-CHARGE PRODUCTS SHALL BE US$0. THIS SECTION 18 (LIMITATION OF LIABILITY) SHALL NOT APPLY TO (1) AMOUNTS OWED BY YOU UNDER ANY ORDERS, (2) EITHER PARTY'S EXPRESS INDEMNIFICATION OBLIGATIONS IN THIS AGREEMENT, OR (3) YOUR BREACH OF SECTION 12 (RESTRICTIONS) OR COMBINING THE PRODUCTS **THIRD-PARTY CODE IN PROJECT INSIGHT PRODUCTS (Addendum E)**. TO THE MAXIMUM EXTENT PERMITTED BY LAW, NO SUPPLIERS OF ANY THIRD-PARTY COMPONENTS INCLUDED IN THE PRODUCTS WILL BE LIABLE TO YOU FOR ANY DAMAGES WHATSOEVER. The parties agree that the limitations specified in this Section 18 (Limitation of Liability) will survive and apply even if any limited remedy specified in this Agreement is found to have failed of its essential purpose.

19. **IP Indemnification by Project Insight.** We will defend you against any claim brought against you by a third party alleging that a Product, when used as authorized under this Agreement, infringes a United States patent or registered copyright (a "**Claim**"), and we will indemnify you and hold you harmless against any damages and costs finally awarded by a court of competent jurisdiction or agreed to settlement by Project Insight (including reasonable attorneys' fees) arising out of a Claim, provided that we have received from you: (a) prompt written notice of the claim (but in any event notice in sufficient time for us to respond without prejudice); (b) reasonable assistance in the defense and investigation of the claim, including providing us a copy of the claim and all relevant evidence in your possession, custody or control; and (c) the exclusive right to control and direct the investigation, defense, and settlement (if applicable) of the claim. If your use of a Product is (or in our opinion is likely to be) enjoined, if required by settlement, or if we determine such actions are reasonably necessary to avoid material liability, we may, at our option and in our discretion: (i) procure a license for your continued use of the Product in accordance with this Agreement; (ii) substitute a substantially functionally similar Product; or (iii) terminate your right to continue using the Product and refund any prepaid amounts for the terminated portion of the Subscription Term or License Term. Project Insight's indemnification obligations above do not apply: (1) if the total aggregate fees received by Project Insight with respect to your license to Software or subscription to Service in the 12 month period immediately preceding the claim is less than US$50,000; (2) if the Product is modified by any party other than Project Insight, but solely to the extent the alleged infringement is caused by such modification; (3) if the Product is used in combination with any non-Project Insight product, software or equipment, but solely to the extent the alleged infringement is caused by such combination; (4) to unauthorized use of Products; (5) to any Claim arising as a result of (y) Your Data (or circumstances covered by your indemnification obligations in Section 6.7.3 (Indemnity for Your Data)) or (z) any third-party deliverables or components contained within the Products; (6) to any unsupported release of the Software; or (7) if you settle or make any admissions with respect to a claim without Project Insight's prior written consent. THIS SECTION 19 (IP INDEMNIFICATION BY PROJECT INSIGHT) STATES OUR SOLE LIABILITY AND YOUR EXCLUSIVE REMEDY FOR ANY INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS IN CONNECTION WITH ANY PRODUCT OR OTHER ITEMS PROVIDED BY PROJECT INSIGHT UNDER THIS AGREEMENT.

20. **Publicity Rights.** We may identify you as a Project Insight customer in our promotional materials. You may request that we stop doing so by submitting an email to **support@projectinsight.com** at any time. Please note that it may take us up to 30 days to process your request.

21. **Improving Our Products.** We are always striving to improve our Products. In order to do so, we need to measure, analyze, and aggregate how users interact with our Products, such as usage patterns and characteristics of our user base. We collect and use analytics data regarding the use of our Products as described in our Privacy Policy (Addendum A).

22. **Dispute Resolution.**

    22.1. Governing Law; Jurisdiction. This Agreement will be governed by and construed in accordance with the applicable laws of the State of California, USA, without giving effect to the principles of that State relating to conflicts of laws.

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22.2. Injunctive Relief; Enforcement. Notwithstanding the provisions of Section 22.1 (Dispute Resolution and Arbitration), nothing in this Agreement shall prevent either party from seeking injunctive relief with respect to a violation of intellectual property rights, confidentiality obligations or enforcement or recognition of any award or order in any appropriate jurisdiction.

22.3. Exclusion of UN Convention and UCITA. The terms of the United Nations Convention on Contracts for the Sale of Goods do not apply to this Agreement. The Uniform Computer Information Transactions Act (UCITA) shall not apply to this Agreement regardless of when or where adopted.

23. Export Restrictions. The Products are subject to export restrictions by the United States government and import restrictions by certain foreign governments, and you agree to comply with all applicable export and import laws and regulations in your use of the Products. You shall not (and shall not allow any third party to) remove or export from the United States or allow the export or re-export of any part of the Products or any direct product thereof: (a) into (or to a national or resident of) any embargoed or terrorist-supporting country; (b) to anyone on the U.S. Commerce Department's Table of Denial Orders or U.S. Treasury Department's list of Specially Designated Nationals; (c) to any country to which such export or re-export is restricted or prohibited, or as to which the United States government or any agency thereof requires an export license or other governmental approval at the time of export or re-export without first obtaining such license or approval; or (d) otherwise in violation of any export or import restrictions, laws or regulations of any United States or foreign agency or authority. You represent and warrant that (i) you are not located in, under the control of, or a national or resident of any such prohibited country or on any such prohibited party list and (ii) that none of Your Data is controlled under the US International Traffic in Arms Regulations. The Products are restricted from being used for the design or development of nuclear, chemical, or biological weapons or missile technology without the prior permission of the United States government.

24. Non-Solicitation of Employees, Contractors and Customers. We both agree not to solicit, employ or offer to employ, or form a company employing, or form a company in partnership with any employees or sub-contractors of the other for a period of one (1) year from the date of termination of this Agreement. We also both agree not to provide names of the other's employees to any recruiting agency or consulting firm. Additionally, neither of us will, without the prior written consent of the other, solicit or attempt to solicit, divert or hire away any independent contractor or consultant engaged by the other; nor solicit, attempt to solicit, divert, sell to or actively pursue (other than pursuant to a general advertisement to the public at-large) any active customer of the other party, whose name was disclosed as Confidential Information.

25. Changes to this Agreement. We may update or modify this Agreement from time to time, including any referenced policies and other documents. If a revision meaningfully reduces your rights, we will use reasonable efforts to notify you (by, for example, sending an email to the billing or technical contact you designate in the applicable Order, posting on our website or blog, through your Project Insight account, or in the Product itself). If we modify the Agreement during your License Term or Subscription Term, the modified version will be effective upon your next renewal of a License Term, or Subscription Term, as applicable. In this case, if you object to the updated Agreement, as your

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exclusive remedy, you may choose not to renew, including cancelling any terms set to auto-renew. With respect to No-Charge Products, accepting the updated Agreement is required for you to continue using the No-Charge Products. You may be required to click through the updated Agreement to show your acceptance. If you do not agree to the updated Agreement after it becomes effective, you will no longer have a right to use No-Charge Products. For the avoidance of doubt, any Order is subject to the version of the Agreement in effect at the time of the Order.

26. **General Provisions.** Any notice under this Agreement must be given in writing. We may provide notice to you via email, or through your account. Our notices to you will be deemed given upon the first business day after we send the notice to you. You may provide notice to us by post to **Project Insight, ATTN: General Counsel**, **13217 Jamboree Road, Suite 468, Tustin, CA 92782** or by emailing us at **legal@projectinsight.com**. Your notices to us will be deemed given upon our receipt. Neither party shall be liable to the other for any delay or failure to perform any obligation under this Agreement (except for a failure to pay fees) if the delay or failure is due to unforeseen events which are beyond the reasonable control of such party, such as a strike, blockade, war, act of terrorism, riot, natural disaster, failure or diminishment of power or telecommunications or data networks or services, or refusal of a license by a government agency. You may not assign this Agreement without our prior written consent, except however, you may assign this Agreement to a purchaser of all or substantially all of your assets, a subsidiary or business unit, or a successor by merger or operation of law so long as such purchaser, subsidiary, business unit or successor agrees to be bound by the terms of this Agreement. We may assign our rights and obligations under this Agreement (in whole or in part) without your consent. The Products are commercial computer software. If you are an agency, department, or other entity of the United States Government, the use, duplication, reproduction, release, modification, disclosure, or transfer of the Products, or any related documentation of any kind, including technical data and manuals, is restricted by the terms of this Agreement in accordance with Federal Acquisition Regulation 12.212 for civilian purposes and Defense Federal Acquisition Regulation Supplement 227.7202 for military purposes. The Products were developed fully at private expense. All other use is prohibited. This Agreement is the entire agreement between you and Project Insight relating to the Products and supersedes all prior or contemporaneous oral or written communications, proposals and representations with respect to the Products or any other subject matter covered by this Agreement. If any provision of this Agreement is held to be void, invalid, unenforceable or illegal, the other provisions shall continue in full force and effect. This Agreement may not be modified or amended by you. As used herein, "including" (and its variants) means "including without limitation" (and its variants). No failure or delay by the injured party to this Agreement in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder at law or equity. The parties are independent contractors. This Agreement shall not be construed as constituting either party as a partner of the other or to create any other form of legal association that would give on party the express or implied right, power or authority to create any duty or obligation of the other party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

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Metafuse, Inc, dba Project Insight	**(CUSTOMER)**
By: _____ (signature)	**By:** _____ (signature)
Name: Steve West _____	**Name:** _____
Title: CEO_____	**Title:** _____

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Privacy Policy (Addendum A)

Project Insight (collectively, "**Project Insight**" or "**Metafuse**" or "**Metafuse, Inc**." or "**we**" or "**us**" or "**our**") complies with the EU-U.S. Data Privacy Framework (EU-U.S. DPF) and the Swiss-U.S. Data Privacy Framework (Swiss-U.S. DPF) as set forth by the U.S. Department of Commerce. Project Insight has certified to the U.S. Department of Commerce that it adheres to the EU-U.S. Data Privacy Framework Principles (EU-U.S. DPF Principles) regarding the processing of personal data received from the European Union in reliance on the EU-U.S. DPF. Project Insight has certified to the U.S. Department of Commerce that it adheres to the Swiss-U.S. Data Privacy Framework Principles (Swiss-U.S. DPF Principles) regarding the processing of personal data received from Switzerland in reliance on the Swiss-U.S. DPF. If there is any conflict between the terms in this privacy policy and the EU-U.S. DPF Principles and/or the Swiss-U.S. DPF Principles, the Principles shall govern. To learn more about the Data Privacy Framework (DPF) Program, and to view our certification, please visit **https://www.dataprivacyframework.gov/**

We are responsible for the processing of personal data received from the EU and Swiss and then transferred to a third party acting as an agent on our behalf. We remain liable in accordance if third-party agents that we engage to process such personal data on our behalf do so in a manner inconsistent with the EU-U.S. Data Privacy Framework Principles, and Swiss-US DPF Principles unless we prove that we are not responsible for the event giving rise to the damage.

In accordance with the EU-U.S. Data Privacy Framework Principles, and Swiss-US DPF Principles, Project Insight is subject to the investigatory and enforcement power of the U.S. Federal Trade Commission (FTC).

In compliance with the EU-U.S. DPF, Project Insight commits to cooperate and comply with the advice of the panel established by the EU data protection authorities (DPAs) regarding unresolved complaints concerning our handling of human resources data received in reliance on the EU-U.S. DPF in the context of the employment relationship. Any complaints regarding our DPF policy should first contact Project Insight at:

Project Insight
Attn: Privacy Officer
13217 Jamboree Road, Suite 468
Tustin, CA 92782 USA
privacy@projectinsight.com

Project Insight has further committed to refer unresolved Data Privacy Framework complaints to JAMS, an alternative dispute resolution provider designated to address complaints and provide appropriate recourse fee of charge to the affected individual. If you do not receive timely acknowledgment of your complaint from us, or if we have not resolved your complaint, please contact or visit JAMS (**https://www.jamsadr.com/DPF-Dispute-Resolution**) for more information or to file a complaint.

For the purposes of this Policy, our "Services" refer to the Project Insight™ Website, Project Insight SaaS project portfolio and management solution. It does not include third-party products that you may choose to integrate with Project Insight products or services, such as third-party add-ons available in the

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Project Insight web application add-ons listing. Please refer to the privacy policies governing third-party add-ons prior to integrating with Project Insight and remove any add-ons if you object to the third party's use of your personal information.

Collected Information

We require customers who register to use the Services offered on our website to give us contact information, such as their name, company name, address, phone number, e-mail address, financial qualification and billing information, such as billing name and address, credit card number and the number of users within the organization that will be using the Services.

At the time you express interest in attaining additional information, or when you register for the service, we may also ask for additional information, such as title, department name, fax number, or additional company information, such as annual revenues, number of employees, or industry. Customers can opt out of providing this additional information by not entering it when asked. Customers can update or remove their information at any time by logging into the Services and editing their information within the Administration section. Customers can view their updated profiles to confirm the edits have been made.

Project Insight uses the information that we collect to set up Services for individuals and their organizations. We may also use the information to contact customers to discuss customer interest in our company, the Services that we provide, and to send information regarding our company or partners, such as promotions and events. Customers are asked to provide an email address when registering for the Service to receive a username and password. We may email information regarding updates to the Service or company or may also send a customer newsletter.

We share information, including personal information, with our third-party service providers that we use to provide hosting for and maintenance of our Websites, application development, backup, storage, payment processing, analytics and other services for us. These third-party service providers may have access to or process your personal information for providing these services for us. We do not permit our third-party service providers to use the personal information that we share with them for their marketing purposes or for any other purpose than relating to the services they provide to us.

Our customers will be using the Services to host data and information ("Data"). Project Insight will not review, share, distribute, print, or reference any such Data except as provided in a Services Agreement, or as may be required by law. Individual records may at times be viewed or accessed only for providing customer support, research a suspected violation of a Services Agreement, or as may be required by law. Customers are responsible for maintaining the confidentiality and security of their user registration and password.

Project Insight may also collect certain information from visitors to, and customers of the website, such as Internet addresses. This information is logged to help diagnose technical problems, and to administer our Services for continuous quality improvement. We may also track and analyze non-identifying and aggregate usage and volume statistical information from our visitors and customers and provide such information to third parties.

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Cookies and other tracking technologies from your use of the Services

When you interact with your Services, we strive to make that experience easy and meaningful. When you come to your Services, our web server sends a cookie to your computer. Cookies are files that web browsers place on a computer's hard drive and are used to tell us whether customers and visitors have visited the website previously.

Standing alone, cookies do not identify you personally. They merely recognize your browser. Unless you choose to identify yourself to us, either by responding to a promotional offer, opening an account, or registering for a 'trial period,' you remain anonymous to us. Cookies come in two forms: session and persistent-based. Session cookies exist only during an online session. They disappear from your computer when you close your browser software or turn off your computer. Persistent cookies remain on your computer after you have closed your browser or turned off your computer. They include such information as a unique identifier for your browser.

Project Insight uses session cookies containing encrypted or encoded information including your username and session ID. This information allows us to process your online transactions and requests. Session cookies help us make sure you are who you say you are after you have logged in and are required to use the Services. Project Insight uses persistent cookies that only we can read and use, to identify the fact that you are our customer or prior Project Insight website visitor (whatever the case may be). We are especially careful about the security and confidentiality of the information stored in persistent cookies. For example, we do not store account numbers or passwords in persistent cookies. Users who disable their web browsers' ability to accept cookies will be able to browse our website but will not be able to successfully use our Services.

We use Local Storage such to store content information and preferences. Web browsers offer their own management tools for preventing Local Storage access.

Log Files from use our Services

As is true with most websites and services, we gather certain information automatically and store it in log files. This information includes internet protocol addresses, browser, internet service provider, referring/exit pages, operating system, date/time stamp, and click stream data as well as certain personal information such as username, user email address and other information that may be included in open text fields. Our Services log files are subject to the same strict data security policies and procedures as apply to our Services. We may combine this automatically collected log information with other information we collect about you. We do this to improve the Services that we offer you, to improve marketing, analytics, or Services functionality.

Analytics information from your use of our Services

We collect analytics information when you use our Services to help us improve them. We partner with a third party to manage our advertising on other sites. Our third-party partner may use technologies such as cookies to gather information about your activities on our website and other sites to provide you with advertising based upon your browsing activities and interests. If you wish to not have this information used for serving your interest-based ads, you may opt-out by clicking **http://preferences-mgr.truste.com/** (or if located in the European Union click **https://youronlinechoices.eu/**). Please note this does not opt you out of being served ads and you will continue to receive generic ads.

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In our Services, analytics information may consist of the feature and function of the Service being used, the associated domain name, the username and IP address of your Agent or End-User (which may include personal information if the personal information was incorporated into the username) and additional information required to detail the operation of the function and which parts of a Service are being affected. The analytics information we collect may include elements of Service Data related to the function the end-user is performing. As such, the analytics information we collect may include personal information or sensitive business information.

Communications with Project Insight

When you send an email or other communication to us, including support requests for our Services, we may collect the personal information that you provide us and may use it to process your inquiries, respond to your requests and improve our Services. You and your agents may receive occasional marketing communications regarding our products and Services. You can opt out of receiving marketing communications. Please contact **privacy@projectinsight.com** or follow the unsubscribe instructions included in our marketing communications to opt-out.

Blogs and Public Forums

Our Services offer publicly accessible blogs or community forums. Information provided in these areas are read, collected, and used by others who access them. You may request removal of your personal information from these pages by contacting **privacy@projectinsight.com**. In some cases, we may not be able to remove your personal information, in which case we will let you know if we are unable to do so and why.

Subscriber Testimonials/Comments/Reviews/Feedback

From time to time, we post subscriber testimonials on our website that may contain personal information. We obtain your consent to post names along with your testimonials. If you wish to update or delete your testimonial, contact us at **marketing@projectinsight.com**.

Referrals

If you choose to use our referral service to tell another person about our Services, we will ask you for that person's name and email address. We will contact this person inviting him or her to visit our website or speak to us on the phone and will store this information for sending emails, tracking the success of our referral program and other marketing activities. Referred individuals can opt-out of receiving marketing communications from us by contacting us at **marketing@projectinsight.com** or following the unsubscribe instructions included in our marketing communications.

Other Submissions

We collect other information, including personal information, that you submit to our Services or as you participate in certain interactive features of our Services, participate in surveys, contests, promotions, sweepstakes, activities or events, apply for a job, request customer support, communicate with us via third-party social media sites or otherwise communicate with us. Any information, including personal information that you submit through our Services could be visible to the public unless submitted via a secure area in the Services.

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Social Media

Our Services include social media features, such as the Facebook Like button and the Share This button, a Twitter Tweet This button, etc. or interactive mini-programs that run on our Services. These features may collect your Internet protocol address, which page you are visiting on our Services, and may set a cookie to enable the feature to function properly. Social media features are either hosted by a third party or hosted directly on our Services. Your interactions with these features are governed by the privacy statement of the company providing it.

Single Sign-On

You can log into some of our Services using single sign-in services. These services will authenticate your identity, provide you the option to share certain personal information (such as your name and email address) with us. Some of these services give you the option to post information about your activities on our Services to your profile page to share with others within your network.

Third-Party Sites

The Services may contain links to other websites. These websites could contain links that users input in the system as well. Project Insight is not responsible for the privacy practices or the content of these other websites. Customers and visitors will need to check the privacy statements of these other websites to understand their policies. Customers and visitors who access a linked site may be disclosing their private information. It is the responsibility of the user to keep such information private and confidential.

How We Use Personal Information

General Uses:

We use the personal information that we collect for a variety of purposes. To:

- Provide, operate, maintain, analyze, improve and promote our Services and tailor our Services to our subscribers' needs;
- Enable you and your end users to access and use our Services;
- Process and complete transactions, and send you related information, including purchase confirmations and invoices;
- Communicate with you, including responding to your comments, questions, and requests; providing customer service and support;
- Provide you with information about services, features, surveys, newsletters, offers, promotions, contests and events;
- Provide other news or information about us and our select partners; and sending you technical notices, updates, security alerts, and support and administrative messages;
- Monitor and analyze trends, usage, and activities in connection with our Services and for marketing or advertising purposes;

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- Investigate and prevent fraudulent transactions, unauthorized access to our Services, and other illegal activities; and

- For other purposes about which we notify you.

Analysis of our Websites and Services

As indicated above, we use the information we collect (including log and configuration data) to understand how our Services are being configured and used, how they can be improved, and to develop new services, features and functionality.

Sharing Personal Information

Third-party service providers

We share information, including personal information, with our third-party service providers (such as credit card processors, managed hosting providers, sub-processors of Service Data, and technology partners) to provide the necessary hardware, software, networking, storage, and other services that we use to operate our Services and maintain a high-quality user experience. We do not permit our service providers to use the personal information that we share with them for their marketing purposes or for any other purpose than the services they provide to us.

We are responsible for the processing of personal data received from the EU and then transferred to a third party acting as an agent on our behalf. We remain liable in accordance if third-party agents that we engage to process such personal data on our behalf do so in a manner inconsistent with the EU-U.S. Data Privacy Framework Principles, unless we prove that we are not responsible for the event giving rise to the damage. If you wish to limit or restrict the use or sharing/disclosure of your personal information, you can email us at privacy@projectinsight.com.

Other Services:

You may choose to make use of Other Services in conjunction with our Services. Other Services are third-party products, applications, services, software, products, networks, systems, directories, websites, databases and information which our Services link to, or which you may connect to or enable in conjunction with the Services, including, without limitation, Other Services which may be integrated directly into your account to which you grant access privileges to your account. When access is granted, certain information in your account is shared with the third party, including personal information. Project Insight does not control the policies and procedures of these Other Services even though the Other Services may be available through our Services. This Policy does not cover the collection or use of information, including personal information, by Other Services, and we urge you to consider the privacy policies governing these Other Services.

Compliance with Laws and Law Enforcement Requests:

We disclose personal information to respond to subpoenas, court orders, or legal process, or to establish or exercise our legal rights or defend against legal claims. We may also share such information if we believe it is necessary to investigate, prevent, or take action regarding illegal activities, suspected

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fraud, situations involving potential threats to the physical safety of any person, violations of our Service Agreement(s), or as otherwise required by law.

In accordance with the EU-U.S. Data Privacy Framework Principles, Project Insight is subject to the investigatory and enforcement powers of the U.S. Federal Trade Commission (FTC).

Security

Our Services have security measures in place to help protect against the loss, misuse, and alteration of the data under our control. Please read our Cloud Security Statement for details.

Opt-Out Policy

Project Insight offers its visitors and customers a means to choose how we may use information provided. If, at any time after registering for information or ordering Services, you change your mind about receiving information from us or about sharing your information with third parties, send us a request specifying your new choice. Simply send your request by email to **privacy@projectinsight.com** or easily unsubscribe using the link provided in each email.

Accessing, Updating & Removing Your Information

Customers maintain the right to access, update or change registration information by editing the user(s) or organization record. Some updates and removal procedures will require customer administration rights to the Services and may require further assistance from Support Services when deactivation of a user account or organization is required. Accounts managed by organizations and account administrators may be controlled by that organization and/or administrator as to how information is retained and deleted. To update a user profile or organization record, log on to your Service to do so. To update billing information, please call 949-476-6499.

Business Transactions

Project Insight may assign or transfer this Policy, and your account and related information and data, including any personal information, to any person or entity that acquires all our or substantially all our business, stock or assets of, or with whom we merge.

Questions

Any questions regarding this Policy should be directed to privacy@projectinsight.com.

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Acceptable Use Policy (Addendum B)

Here at Project Insight, our mission is to make your work life better! To do this, we need to keep our products and Services running smoothly, quickly, and without distraction. For this to happen, we need help from you, our customers and users. We need you not to misuse or abuse our products and Services.

To describe exactly what we mean by "misuse" or "abuse" – and help us identify such transgressions and react accordingly – we've created this Acceptable Use Policy. Under this policy, we reserve the right to remove content that is inconsistent with the spirit of the guidelines, even if it's something that is not forbidden by the letter of the policy. In other words, if you do something that isn't listed here verbatim, but it looks or is similar to something listed here, we may still remove it.

You'll see the word "Services" a lot throughout this page. That refers to all websites owned or operated by Project Insight such as **projectinsight.com**, **support.projectinsight.com,** and any related websites, sub-domains and pages, as well as any hosted Services operated by Project Insight such as the Project Insight SaaS application, Project Insight dedicated hosted application, and any add-ons (see **Project Insight Customer Agreement**).

Use your judgment, and let's create a solid community so we can all keep doing great things. You can find all the legal fine print at the bottom of this page.

Here's what we won't allow:

Disruption

- Compromising the integrity of our systems. This could include probing, scanning, or testing the vulnerability of any system or network that hosts our Services.
- Tampering with, reverse-engineering, or hacking our Services, circumventing any security or authentication measures, or attempting to gain unauthorized access to the Services, related systems, networks, or data.
- Modifying, disabling, or compromising the integrity or performance of the Services or related systems, network or data.
- Deciphering any transmissions to or from the servers running the Services.
- Overwhelming or attempting to overwhelm our infrastructure by imposing an unreasonably large load on our systems that consume extraordinary resources (CPUs, memory, disk space, bandwidth, etc.), such as:
    - Using "robots," "spiders," "offline readers," or other automated systems to send more request messages to our servers than a human could reasonably send in the same period of time by using a normal browser.
    - Going far beyond the use parameters for any given service as described in its corresponding documentation.

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Wrongful activities

- Misrepresentation of yourself or disguising the origin of any content (including by "spoofing", "phishing", manipulating headers or other identifiers, impersonating anyone else, or falsely implying any sponsorship or association with us or any third party).
- Using the Services to violate the privacy of others, including publishing or posting other people's private and confidential information without their express permission, or collecting or gathering other people's personal information (including account names or information) from our Services.
- Using our Services to stalk, harass, or post direct, specific threats of violence against others.
- Using the Services for any illegal purpose, or in violation of any laws (including without limitation data, privacy, and export control laws).
- Accessing or searching any part of the Services by any means other than our publicly supported interfaces (for example, "scraping").
- Using meta tags or any other "hidden text" including Project Insight's or our suppliers' product names or trademarks.
- Use the Services to knowingly post transmit, upload, link to, send or store any viruses, malware, Trojan horses, time bombs, or any other similar harmful software.

Inappropriate communications

- Using the Services to generate or send unsolicited communications, advertising, chain letters, or spam.
- Soliciting our users for commercial purposes, unless expressly permitted by Project Insight.
- Disparaging Project Insight or our partners, vendors, or affiliates.
- Promoting or advertising products or Services other than your own without appropriate authorization.

Inappropriate content

- Posting, uploading, sharing, submitting, or otherwise providing content that:
    - Infringes Project Insight's or a third party's intellectual property or other rights, including any copyright, trademark, patent, trade secret, moral rights, privacy rights of publicity, or any other intellectual property right or proprietary or contractual right.
    - You don't have the right to submit.
    - Is deceptive, fraudulent, illegal, obscene, defamatory, libelous, threatening, harmful to minors, pornographic (including child pornography, which we will remove and report to law enforcement, including the National Center for Missing and Exploited Children), indecent, harassing, hateful.
    - Encourages illegal or tortious conduct or that is otherwise inappropriate.

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- Attacks others based on their race, ethnicity, national origin, religion, sex, gender, sexual orientation, disability, or medical condition.
- Contains viruses, bots, worms, scripting exploits, or other similar materials.
- Is intended to be inflammatory.
- Could otherwise cause damage to Project Insight or any third party.

In this Acceptable Use Policy, the term "**content**" means: (1) any information, data, text, software, code, scripts, music, sound, photos, graphics, videos, messages, tags, interactive features, or other materials that you post, upload, share, submit, or otherwise provide in any manner to the Services and (2) any other materials, content, or data you provide to Project Insight or use with the Services.

Without affecting any other remedies available to us, Project Insight may permanently or temporarily terminate or suspend a user's account or access to the Services without notice or liability if Project Insight (in its sole discretion) determines that a user has violated this Acceptable Use Policy.

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Reporting Violations of Project Insight's Acceptable Use Policy (Addendum C)

Project Insight respects the rights of copyright and trademark holders, as described in this policy. This policy is incorporated by reference into the **Project Insight Customer Agreement (**the "**Agreement**"). Any capitalized terms used but not defined below have the meanings in the Agreement or our **Acceptable Use Policy (Addendum B),** as applicable, except where otherwise noted.

General Acceptable Use Violations

If you believe in good faith that any content or user behavior on our Services violates Project Insight's Acceptable Use Policy (excluding trademark or copyright issues, which are addressed separately), please notify us by writing to legal@projectinsight.com or at the notice address listed in your Agreement with Project Insight. Your report should include:

1) A detailed description of the content or conduct believed to be in violation of our Acceptable Use Policy;
2) The location of the content or conduct, such as a specific URL or description of the feature or area within the Services where the violation occurred;
3) The basis of your concern, including why you believe the content or behavior violates the Acceptable Use Policy;
4) A statement that the information provided in your notice is accurate and made in good faith.

Upon receiving your notice, Project Insight will promptly review the reported content or behavior. Where appropriate, we will notify the party involved and may take any action we deem necessary, which may include removing content or limiting or terminating access to the Services.

Copyright Specific Violations

Project Insight does not allow copyright infringing activities on Project Insight's Services or websites (our "**Websites**"). We will remove a party's data or content from our Websites if properly notified that such data or content infringes on another's copyright rights. Project Insight has a policy of terminating, in appropriate circumstances, the accounts of parties who repeatedly infringe copyright holders' copyrights. You are a "repeat infringer" if, on more than two occasions, you have been notified of infringing activity or have had Your Data or Content removed from our Websites. Project Insight also reserves the right to terminate Your accounts suspected of infringing copyrights upon the first incident without further notice, at our sole discretion. If you believe that any content in our Websites violates your copyright, you should notify Project Insight's copyright agent in writing pursuant to the Digital Millennium Copyright Act ("**DMCA**"), 17 U.S.C. § 512(c)(3). The contact information for Project Insight's copyright agent is at the bottom of this section.

In order for Project Insight to take action, you must do the following in your notice:
(1) provide your physical or electronic signature;
(2) identify the copyrighted work that you believe is being infringed, or, if multiple copyrighted works are covered by the notice, a representative list of such works;
(3) identify the item that you think is infringing and which is to be removed or access to which is to be disabled, and include sufficient information about where the material is located (including which website) so that Project Insight can find it (such as the item's URL);

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(4) provide Project Insight with a way to contact you (such as address, telephone number, or email);
(5) provide a statement that you believe in good faith that the item identified as infringing is not authorized by the copyright owner, its agent, or the law to be used by Project Insight; and
(6) provide a statement that the information you provide in your notice is

- accurate, true and correct and that
- under penalty of perjury, you are the copyright owner or are authorized to act on behalf of the copyright owner whose work is allegedly being infringed.

We will promptly notify the alleged infringer that you have claimed ownership of the rights in this content and that we have complied with your takedown notice for the content.

Here is the contact information for Project Insight's copyright agent:
Project Insight
Attn: Copyright Agent
E-Mail: legal@projectinsight.com

Trademark and Branding Violations

If you are a trademark owner and you believe in good faith that any content on our Websites or infringes on your trademark rights, please inform us in writing legal@projectinsight.com or at the notice address for Project Insight indicated in the Agreement. Your notice must include:

(1) Identification of the trademark(s) claimed to have been infringed, and, if registered with the United States Patent and Trademark Office or similar foreign entity, the registration number of the mark(s);

(2) Identification of the material claimed to be infringing and information sufficient to permit Project Insight to locate the material, such as the specific URL where the trademark appears on the Websites;

(3) A statement that the complaining party has a good faith belief that use of the trademark in the manner complained of is an infringement of the rights granted under United States and/or foreign trademark law;

(4) A statement that the information in the letter is:

- accurate, and
- under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of the allegedly infringed trademark; and

Upon receipt of a notice containing the above information, Project Insight will promptly notify the party who provided the allegedly infringing content and will promptly remove or cause to be removed the allegedly infringing content.

We reserve the right to reclaim usernames on behalf of businesses or individuals that hold legal claim or trademark on those usernames. Accounts using business names and/or logos to mislead others may be permanently suspended.

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Designating Customers as Authorized Users (Addendum D)

This is a supplement to the **Project Insight Customer Agreement** (the "**Agreement**") and is included in the Agreement. Any capitalized terms used but not defined below have the meanings in the Agreement. The purpose of this supplement is to allow your customers to be Authorized Users, subject to the terms below.

1. If you designate any of your customers as Authorized Users, you will be responsible for their use of the Software or Service as you would be for any other Authorized User. Accordingly, you must require them to comply with the applicable terms of the Agreement (including this supplement), including any conditions or restrictions with respect to use of, or access to, the Software or Service.

2. For the avoidance of doubt, allowing your customers to be Authorized Users does not mean that you may distribute, resell, or OEM any Software or Service, or make the products available to your customers on a standalone basis. Rather, it means only that your customers may access your instance of the Software or Service in order to support their use of your own products and services that are unrelated to the Software or Service ("**Your Products**").

3. You may not charge your customers for any use of the Software or Service itself, but may charge your customers as part of an overall program that includes access to your instance of the Software or Service.

4. Project Insight will not have any direct or indirect liability or obligation to any of your customers. For the avoidance of doubt, your customers are not parties to, or third-party beneficiaries under, the Agreement.

5. You will defend, indemnify and hold harmless Project Insight from and against any loss, cost, liability or damage, including attorneys' fees, for which Project Insight becomes liable arising from or relating to any claim brought against us by your customers arising out of their use of the Software or Service through you.

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Third-Party Code in Project Insight Products (Addendum E)

This is a supplement to the **Project Insight Customer Agreement** (the "**Agreement**") and is included in the Agreement. Any capitalized terms used but not defined below have the meanings in the Agreement. The Products contain code and libraries that we license from third parties. Some of these licenses require us to flow certain terms down to you.

1. Third-Party Code in the Products.

1.1. The Products include components that we license commercially from third-parties ("**Third-Party Components**"). For the avoidance of doubt, all of the restrictions for the Products in the Agreement also apply to Third Party Components. Third Party Components are also subject to some additional requirements as set forth below.

1.2. You may use Third Party Components only in conjunction with, as part of, and through the Products as provided by Project Insight. You may not install, access, configure or use any Third Party Components (including any APIs, tools, databases or other aspects any Third Party Components) separately or independently of the rest of the Product, whether for production, technical support or any other purposes, or otherwise attempt to gain direct access to any portions of the Third Party Components, or permit anyone else (including your customers) to do any of these things.

1.3. You understand that the applicable Third-Party Component Licensor retains all ownership and intellectual property rights to the Third-Party Component. Third Party Component Licensors (and any other third-party licensors of any components of the Products) are intended third party beneficiaries of the Agreement with respect to the items they license and may enforce the Agreement directly against you. However, to be clear, Third-Party Component Licensors do not assume any of Project Insight's obligations under the Agreement.

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Project Insight Support Policy (Addendum F)

Classification	Description	Response Time	Resolution Time
1 - Critical	Business critical function is down Major impact to Customer's business No workarounds exist	As soon as possible, using reasonable commercial efforts, but no more than 1 hour	24 hours
2 - Major	Business critical function is impaired or degraded There are time-sensitive issues that impact ongoing production Workaround exists, but it is only temporary	4 hours	2 days
3 - Minor	Non-critical function down or impaired Does not have significant current production impact Performance is degraded	1 business day	4 weeks
4 - Low	Non-critical function down or impaired No business impact Generic service enhancements	1 business day	Mutually agreed timeframe based on prioritization

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Project Insight Professional Services Agreement (Addendum G)

This Project Insight Professional Services Agreement ("**PSA**") is between you ("**you**", "**your**", or "**Customer**"), and Metafuse Incorporated dba Project Insight ("**Project Insight**" or "**us**" or "**we**" or "**our**"). If you agree to this PSA not as an individual but on behalf of your company, then "**Customer**" or "**you**" or "**your**" means your company, and you are binding your company to this PSA and represent and warrant that you have all necessary authority to do so.

This PSA sets forth the terms under which Project Insight will provide you with certain professional services described on order forms (including online orders) referencing this PSA ("**Order Forms**" and such services, "**Services**"). Services are provided on an item-by-item basis for the Subscription Term or License Term designated in the **Project Insight Customer Agreement**. This PSA governs Customer's initial purchase of Services as well as any future purchases made by Customer. The PSA also includes any Project Insight policies or documents attached to or referenced in this document, as well as any Order Forms entered into by the Parties.

This PSA is separate from the **Project Insight Customer Agreement** that Project Insight has with its end users (as may be modified by Project Insight from time to time, regarding the use of Project Insight Products (the "**Products**").

This PSA does not have to be signed in order to be binding. You indicate your acceptance of the terms by clicking on the "I agree" (or similar button) that is presented to you at the time of your order or by signing an Order Form

1. Services and Deliverables. During the applicable Term, Project Insight agrees to use diligent efforts to render the Services by the delivery dates specified on the applicable Order Form, if any. Subject to Section 4 (Project Insight Products) below, any reports, recommendations or other deliverables provided by Project Insight to you as part of the Services are "**Deliverables**". Project Insight grants you a worldwide, royalty-free, non-exclusive license to use the Deliverables internally in connection with the applicable Products.

2. Customer Materials. Customer agrees to provide Project Insight with reasonable access to Customer materials, personnel, equipment or facilities (including without limitation Customer's instances of the Products) to the extent such access is necessary for the performance of Services. To the extent that Customer does not timely provide the foregoing access required for Project Insight to perform the Services or deliver the Deliverables, Project Insight shall be excused from performance until such items are provided. Customer hereby grants Project Insight a limited right to use any Customer materials provided to Project Insight in connection with the Services (the "**Customer Materials**") solely for the purpose of performing the Services for Customer. Customer owns and will retain ownership (including all intellectual property rights) in and to the Customer Materials (subject to Project Insight's ownership of any underlying Products, service descriptions, documentation, and underlying technology ("**Project Insight Technology**").

3. Ownership of Deliverables and Feedback. Project Insight owns and will retain ownership (including all intellectual property rights) in and to the Deliverables and any modifications, improvements and derivative works thereof (including any such materials to the extent incorporating any Feedback). If Customer provides any feedback, comments, suggestions, ideas, description of processes, or other

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information to Project Insight about or in connection with the Products, Deliverables or Services, including without limitation any ideas, concepts, know-how or techniques contained therein ("**Feedback**"), then Project Insight owns and will retain ownership (including all intellectual property rights) in and to the Feedback for any purpose, without any compensation to Customer or any restriction or obligation on account of intellectual property rights or otherwise. For clarity, no Feedback will be deemed Customer's Confidential Information, and nothing in this PSA, including without limitation Section 9 (Confidential Information), limits Project Insight's right to independently use, develop, evaluate, or market products, whether incorporating Feedback or otherwise.

4. Project Insight Products. For the avoidance of doubt, the rights to and delivery and use of any Project Insight Technology (including any Product) is governed by the terms of the **Project Insight Customer Agreement** and not the terms of this PSA, and, even if listed in an Order Form, no Project Insight Technology (including any Product updates, upgrades, patches and bug fixes) shall be considered a Deliverable hereunder. Customer acknowledges that the Services are being purchased separately from any Product licenses or subscriptions and that no such license or subscription is being provided or offered under this PSA. Fees for the Services are separate from any fees paid for Products, and Customer's payment obligations hereunder are not contingent on the purchase or use of any Product.

5. Payment.

5.1. Payment. Customer will pay Project Insight the amounts and at the times set forth on the applicable Order Form. Customer agrees to reimburse Project Insight for reasonable travel, lodging and meal expenses incurred while performing the Services at any location other than Project Insight's site. Project Insight will invoice Customer for expenses incurred and at Customer's request and expense, Project Insight will provide copies of receipts for which charges are incurred. All payments are non-refundable and all payment obligations non-cancellable. Payments shall be made in U.S. dollars per the Project Insight invoice. Customer will be responsible for all taxes, withholdings, duties and levies in connection with the Services (excluding taxes based on the net income of Project Insight). Upon termination, all payments for Services shall be accelerated and become immediately due and payable. Any late payments shall be subject to a service charge equal to 1.5% per month of the amount due or the maximum amount allowed by law, whichever is less.

6. Term and Termination. This PSA takes effect on the Effective Date and, unless earlier terminated in accordance with this Section 6, remains in effect until expiration or termination of the Subscription Term or License Term. The "**Effective Date**" of this PSA is the date which is the earlier of (a) Customer's initial receipt of Services or (b) the effective date of the first Order Form referencing this PSA. Either party may terminate this PSA or any Order Form if the other party: (i) fails to cure any material breach of this PSA within thirty (30) days after written notice of such breach; (ii) ceases operation without a successor; or (iii) seeks protection under any bankruptcy, receivership, trust deed, creditors arrangement, composition or comparable proceeding, or if any such proceeding is instituted against such party (and not dismissed within sixty (60) days thereafter). Sections 3 (Ownership of Deliverables and Feedback), 4 (Project Insight Products), 5.2 (Payment) (but only with respect to orders placed during the term hereof), 7 (Warranty Disclaimer), 8 (Limitation of Liability), 9 (Confidential Information), 10 (Publicity), 11 (Dispute Resolution; Governing Law), 14 (Assignment) and 15 (General) will survive any termination or expiration of this PSA. Unless termination is for Customer's breach, Customer's right under Section 1 (Services and Deliverables) to use Deliverables shall survive so long as Customer has a valid right under

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the **Project Insight Customer Agreement** to use the applicable Product and provided that Customer remains in compliance with the applicable use restrictions and confidentiality obligations in Sections 1 and 9 herein.

7. Warranty Disclaimer. ALL SERVICES AND DELIVERABLES ARE PROVIDED "AS IS" AND PROJECT INSIGHT EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES OF ANY KIND OR NATURE, WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF TITLE, NON-INFRINGEMENT, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

8. LIMITATION OF LIABILITY.

8.1. Waiver of Consequential Damages. TO THE FULLEST EXTENT ALLOWED BY LAW, NEITHER PROJECT INSIGHT NOR ITS SUPPLIERS SHALL BE LIABLE FOR ANY LOSS OF USE, LOST DATA, FAILURE OF SECURITY MECHANISMS, INTERRUPTION OF BUSINESS, OR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY KIND (INCLUDING LOST PROFITS), REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, EVEN IF INFORMED OF THE POSSIBILITY OF SUCH DAMAGES IN ADVANCE.

8.2. Liability Cap. TO THE FULLEST EXTENT ALLOWED BY LAW, PROJECT INISGHT'S AND ITS THIRD-PARTY SUPPLIERS' ENTIRE LIABILITY UNDER THIS AGREEMENT SHALL NOT EXCEED THE AMOUNTS ACTUALLY PAID BY CUSTOMER TO PROJECT INSIGHT UNDER THIS AGREEMENT DURING THE TWELVE (12) MONTHS PRIOR TO THE DATE THE CLAIM AROSE.

9. Confidential Information. Each party agrees that all code, inventions, know-how, business, technical and financial information disclosed to such party ("**Receiving Party**") by the disclosing party ("**Disclosing Party**") constitute the confidential property of the Disclosing Party ("**Confidential Information**"), provided that it is identified as confidential at the time of disclosure. Any Project Insight Technology and any performance information relating to the Products shall be deemed Confidential Information of Project Insight without any marking or further designation. Except as expressly authorized herein, the Receiving Party will hold in confidence and not use or disclose any Confidential Information. The Receiving Party's nondisclosure obligation shall not apply to information which the Receiving Party can document: (i) was rightfully in its possession or known to it prior to receipt of the Confidential Information; (ii) is or has become public knowledge through no fault of the Receiving Party; (iii) is rightfully obtained by the Receiving Party from a third party without breach of any confidentiality obligation; or (iv) is independently developed by employees of the Receiving Party who had no access to such information. The Receiving Party may also disclose Confidential Information if so required pursuant to a regulation, law or court order (but only to the minimum extent required to comply with such regulation or order and with advance notice to the Disclosing Party). The Receiving Party acknowledges that disclosure of Confidential Information would cause substantial harm for which damages alone would not be a sufficient remedy, and therefore that upon any such disclosure by the Receiving Party the Disclosing Party shall be entitled to appropriate equitable relief in addition to whatever other remedies it might have at law. ALL CONFIDENTIAL INFORMATION IS PROVIDED "AS IS." EACH PARTY MAKES NO WARRANTIES, EXPRESS, IMPLIED OR OTHERWISE, REGARDING ITS ACCURACY, COMPLETENESS OR PERFORMANCE. Nothing in this Agreement is intended to grant any rights to either party under any patent, mask work right or copyright of the other party, nor shall this Agreement grant

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any party any rights in or to the Confidential Information of the other party except as expressly set forth this Agreement.

10. Dispute Resolution; Governing Law.

10.1. Dispute Resolution; Arbitration. In the event of any controversy or claim arising out of or relating to this Agreement, the parties hereto shall consult and negotiate with each other and, recognizing their mutual interests, attempt to reach a solution satisfactory to both parties. If the parties do not reach settlement within a period of 60 days, any unresolved controversy or claim arising out of or relating to this Agreement shall proceed to binding arbitration under the American Arbitration Association in accordance with its Commercial Mediation Procedures. The parties shall seek to mutually appoint an arbitrator. If the parties cannot agree on a single arbitrator, then there shall be three (3) arbitrators: one selected by each party, and a third selected by the first two. Arbitration will take place in Orange County, California (USA), or online if all parties agree. All negotiations and arbitration proceedings pursuant to this Section will be confidential and treated as compromise and settlement negotiations for purposes of all similar rules and codes of evidence of applicable legislation and jurisdictions. The language of the arbitration shall be English.

10.2. Governing Law; Jurisdiction. This PSA will be governed by and construed in accordance with the applicable laws of the State of California, USA, without giving effect to the principles of that State relating to conflicts of law. Each party irrevocably agrees that any legal action, suit or proceeding that is not otherwise subject to the arbitration provisions of Section 10.1 (Dispute Resolution; Arbitration) must be brought solely and exclusively in, and will be subject to the service of process and other applicable procedural rules of, the State or Federal court in Orange County, California, USA, and each party irrevocably submits to the sole and exclusive personal jurisdiction of the courts in Orange County, California, USA, generally and unconditionally, with respect to any action, suit or proceeding brought by it or against it by the other party. Notwithstanding the foregoing, Project Insight may bring a claim for equitable relief in any court with proper jurisdiction.

10.3. Injunctive Relief; Enforcement. Notwithstanding the provisions of this Section 10, nothing in this PSA shall prevent either party from seeking injunctive relief with respect to a violation of intellectual property rights, confidentiality obligations or enforcement or recognition of any award or order in any appropriate jurisdiction.

10.4. Exclusion of UN Convention and UCITA. The terms of the United Nations Convention on Contracts for the Sale of Goods do not apply to this PSA. The Uniform Computer Information Transactions Act (UCITA) shall not apply to this PSA regardless of when or where adopted.

11. Force Majeure. Neither party shall be liable to the other for any delay or failure to perform any obligation under this PSA (except for a failure to pay fees) if the delay or failure is due to events which are beyond the reasonable control of such party, including but not limited to any strike, blockade, war, act of terrorism, riot, natural disaster, failure or diminishment of power or of telecommunications or data networks or services, or refusal of approval or a license by a government agency.

12. Subcontractors. Project Insight may use the services of subcontractors for performance of Services under this PSA, provided that Project Insight remains responsible for (a) compliance of any such

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subcontractor with the terms of this PSA and (b) for the overall performance of the Services as required under this PSA.

13. Assignment. Customer may not assign this PSA without the prior written consent of Project Insight (which consent will not be unreasonably withheld, except however, you may assign this Agreement to a purchaser of all or substantially all of your assets, a subsidiary or business unit, or a successor by merger or operation of law so long as such purchaser, subsidiary, business unit or successor agrees to be bound by the terms of this Agreement. Project Insight may assign its rights and obligations under this PSA in whole or in part without consent of Customer. Any permitted assignee shall be bound by the terms and conditions of this PSA.

14. General. This PSA is the entire agreement between you and Project Insight relating to the Services and supersedes all prior or contemporaneous oral or written communications, proposals and representations with respect to the Services or any other subject matter covered by this PSA. If any provision of this PSA is held to be void, invalid, unenforceable or illegal, the other provisions shall continue in full force and effect. No supplement, modification, or amendment of this PSA shall be binding, unless executed in writing by a duly authorized representative of each party to this PSA. As used herein, "including" (and its variants) means "including without limitation" (and its variants). If either party to this PSA breaches any provision of this PSA relating to Confidential Information or intellectual property rights, there may not be an adequate remedy available solely at law; therefore, an injunction, specific performance or other form of equitable relief or monetary damages or any combination thereof may be sought by the injured party to this PSA. No failure or delay by the injured party to this PSA in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder at law or equity. The parties are independent contractors. This PSA shall not be construed as constituting either party as a partner of the other or to create any other form of legal association that would give one party the express or implied right, power or authority to create any duty or obligation of the other party. Any notice, report, approval or consent required or permitted under this PSA will be in writing to the address specified on the Order Form or such other address as may be given in writing by either party to the other.

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AUTHORIZATION

Signature: Date:

Print Name:

Company:

Signature: Date:

Print Name:

Company:

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SOW for RFP #12-033 - Enterprise Project Management (EPM) Software

Project Insight
5281 California Ave, Suite 220
Irvine, CA 92617

Mathew Sparkes
(602) 376-8795
Mathew.Sparkes@ProjectInsight.com

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Introduction

This Statement of Work (SOW) defines the scope of work, deliverables, timeline, and responsibilities of both Project Insight and the City of Roseville for the implementation of the Enterprise Project Management (EPM) Software. This solution will centralize project management processes, streamline operations, and provide enhanced project visibility across various City departments.

Scope of Work

Project Insight will provide the City of Roseville with a comprehensive EPM solution to improve project lifecycle management, resource planning, reporting, and integration with existing systems (including Oracle Fusion Cloud). The system will include core functionalities for project management, portfolio management, resource allocation, budgeting, and reporting.

The key components of the scope include:

- Discovery & Planning: Requirements gathering, system review, and configuration plan.
- Configuration & Integration: Customization and integration of Project Insight with Oracle Fusion Cloud and other systems.
- Training & Testing: Role-based training for key City staff and User Acceptance Testing (UAT).
- Go-Live & Support: Post-launch monitoring, ongoing support, and system optimization.

Objectives

- Provide a unified platform for managing projects across multiple City departments.
- Ensure seamless integration with the City's existing Oracle Fusion Cloud system and other third-party applications.
- Facilitate real-time visibility into project data, resource allocation, and project performance.
- Ensure a smooth transition to the new system with comprehensive user adoption strategies.

Project Deliverables

Phase 1: Discovery & Planning

- Conduct interviews with key stakeholders.
- Review existing systems and identify integration points.
- Develop a project plan with timelines, milestones, and resource allocation.

Phase 2: Configuration & Integration

- Configure Project Insight to meet the City's specific needs.
- Integrate Project Insight with Oracle Fusion Cloud and other third-party systems using APIs and data export options.

Docusign Envelope ID: 18069B73-E599-4B4C-9268-48AB81A60C5E

- Set up user roles, workflows, dashboards, and security settings.

Phase 3: Training & Testing

- Provide role-based, hands-on training for City staff.
- Conduct User Acceptance Testing (UAT) to validate the system setup.
- Address any issues identified during UAT.

Phase 4: Go-Live & Support

- Launch the system and provide post-launch monitoring.
- Ensure that City staff is fully supported with troubleshooting and adjustments.
- Provide ongoing support through the Customer Success team.

Timeline and Work Schedule

Phase	Task	Duration	Assigned Staff
Discovery & Planning	Requirements gathering and system review	4-8 weeks	Account Manager, Success Manager, and Lead Architect
Configuration & Integration	Customization and Oracle Fusion Cloud Enterprise integration setup	12-15 weeks	Account Manager, Success Manager, Lead Architect, and Integration Specialist
Training & Testing	User training and UAT	4-9 weeks	Account Manager, Success Manager, Customer Support and Training Specialist
Go-Live & Support	System launch and monitoring	4-8 weeks	Account Manager, Success Manager, Customer Support and Lead Architect
Total Project Timeline		**24-40 weeks**	

Project Deliverables

Project Insight will be responsible for:

- Delivering the EPM solution and all associated configuration and integration tasks.
- Providing training, support, and customer success management.
- Ensuring the system is fully operational and integrated with City systems.

City of Roseville will be responsible for:

- Providing access to relevant systems, including Oracle Fusion Cloud.
- Participating in discovery sessions and providing feedback during UAT.
- Ensuring key stakeholders are available for training and testing.

Docusign Envelope ID: 18069B73-E599-4B4C-9268-48AB81A60C5E

Work Schedule Costs:

- Discovery & Planning: 100 hours, $22,500
- Configuration & Integration: 220 hours, $49,500
- Training & Testing: 150 hours, $33,750
- Go-Live & Support: 30 hours, $6,750

Total Project Cost: $112,500 (excluding optional services).

Optional services, such as additional advisory support from Baker Tilly, are available for an additional cost, as outlined in the cost proposal.

Acceptance Criteria

- Successful completion of all phases within the agreed-upon timeline.
- The system must meet the specified requirements, including integration with Oracle Fusion Cloud.
- Successful completion of User Acceptance Testing with City staff.
- Project sign-off by the City of Roseville after successful go-live and post-launch support.

Acceptance Criteria

Project Insight will manage change through a structured process, including:

- Clear communication plans.
- User adoption strategies, including training and continuous support.
- Risk management plans to mitigate any integration or operational issues during the implementation.

Acceptance Criteria

Project Insight is committed to providing the City of Roseville with a robust, scalable, and future-proof Enterprise Project Management solution that integrates seamlessly with existing systems and streamlines project management processes across departments. The implementation will ensure greater efficiency, real-time visibility, and improved decision-making capabilities for the City's project managers and other stakeholders.

Docusign Envelope ID: 18069B73-E599-4B4C-9268-48AB81A60C5E

Project Insight Escalation Process

Project Insight
5281 California Ave, Suite 220
Irvine, CA 92617

Mathew Sparkes
(602) 376-8795
Mathew.Sparkes@ProjectInsight.com

Docusign Envelope ID: 18069B73-E599-4B4C-9268-48AB81A60C5E

Submit a Support Ticket

- All support issues should be submitted through our official ticketing system for proper tracking, prioritization, and resolution.
- Submit tickets here: Project Insight Support at Support@ProjectInsight.com

Ticket Triage and Initial Response

- Our team reviews and triages incoming tickets.
- Tickets are prioritized based on severity and business impact in alignment with our Service Level Agreement (SLA).
- You will receive an acknowledgment and estimated response time.

Classification	Description	Response Time	Resolution Time
1 – Critical	• Business critical function is down • Major impact to Customer's business • No workarounds exists	As soon as possible, using reasonable commercial efforts, but no more than 1 hour	24 hours
2 – Major	• Business critical function is impaired or degraded • There are time-sensitive issues that impact ongoing production • Workaround exists, but it is only temporary	4 hours	2 days
3 – Minor	• Non-critical function down or impaired • Does not have significant current production impact • Performance is degraded	1 business day	4 weeks
4 – Low	• Non-critical function down or impaired • No business impact • Generic service enhancements	1 business day	Mutual agreed timeframe based on prioritization

Monitoring and Resolution

- Our support team actively works on the issue while maintaining consistent communication with the submitter.
- Our platform is actively monitored and has maintained 99.99% uptime for over 15 years, ensuring that critical issues are identified and resolved quickly.
- Updates are provided via the ticket system until resolution is achieved.

Docusign Envelope ID: 18069B73-E599-4B4C-9268-48AB81A60C5E

Success Manager Access

- The city has direct access to its assigned Success Manager via phone and email for support coordination, product guidance, and follow-up.
- The Success Manager acts as your internal advocate within Project Insight.

Escalation Path

- For high-priority or unresolved issues, the escalation path includes direct access to senior leadership:
  - Director of Development – Technical escalation and resolution authority.
  - Executive Team Member – Strategic and high-impact issue resolution.
- Contact details (email and direct phone numbers) for both will be provided in advance.

Post-Resolution Review (If Needed)

- For escalated issues or incidents of major impact, a post-resolution review will be conducted.
- The Success Manager will document findings and work with the city to prevent recurrence.

Docusign Envelope ID: 18069B73-E599-4B4C-9268-48AB81A60C5E

Proposed Payment Schedule

Roseville & Project Insight

Phase of Project	Payment on	Percentage of Implementation Cost	Percentage of licenses
Kickoff – PMO	Contract Execution/PO	0%	0%
Discovery & Planning	End of Discovery & Planning Phase	20%	10%
Configuration	End of Configuration Phase	44%	20%
Development	End of Development Phase	30%	20%
Training & Testing	End of Training & UAT Phase	10%	20%
Go-Live & Support	End of operation, sign off on go live	6%	30%

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.4
File #: 0709-01
Item ID: 2025-597

Title:	HOUSING AUTHORITY/CITY COUNCIL – Quarterly Status Update, 2nd Qtr 2025
Contact:	Danielle OConnell 916-774-5277 doconnell@roseville.ca.us

SUMMARY

Staff recommends City Council, acting as the Roseville Housing Authority Board, receive a status report on the Housing Authority's Housing Choice Voucher Program for the 2nd Quarter of 2025. This report is for informational purposes only and has no impact on the City's General Fund.

RECOMMENDATION

The City Council, acting as the Roseville Housing Authority Board, is not required to take any action on this item. This quarterly report is for informational purposes only.

BACKGROUND

Pursuant to the bylaws of the Roseville Housing Authority (RHA), the City Council, acting as the governing board for the Housing Authority, holds its quarterly meeting on the first Wednesday of March, June, September, and December, or as soon as possible thereafter. Staff has prepared the following status report regarding lease-up activity for the Housing Choice Voucher (HCV) Program. The HCV Program provides income-qualified households in Roseville and Rocklin with rental assistance using funding from the U.S. Department of Housing and Urban Development (HUD). This assistance is utilized at rental units that meet program-specific housing standards, are owned by a willing property owner, and are within Roseville or Rocklin city limits. This rental assistance ensures that the household can afford to live in safe and decent housing. During the second quarter of 2025, RHA provided rental assistance to a total of 861 households. This included 692 vouchers in Roseville, 149 in Rocklin, and 20 in other jurisdictions. The total exceeds RHA's authorized limit, as well as the attached quarterly voucher program summary, due to vouchers that have ported into RHA from other housing authorities. These port-in vouchers are not counted toward RHA's official voucher allocation, as the originating housing authority retains financial responsibility for the tenant's housing assistance.

RHA is authorized to provide 845 households with HCV rental assistance. Included in the total vouchers are several special voucher types, including:

- 37 Emergency Housing Vouchers (EHV) providing rental assistance to individuals and families who are experiencing homelessness or at risk of experiencing homelessness;
- 75 vouchers allocated specifically for families on the waiting list with a head-of-household or partner that are non-elderly and disabled (NED vouchers);
- 43 Mainstream vouchers that assist households who have a non-elderly head of household or partner with a disability and are transitioning out of institutional or other segregated settings, are currently homeless, or at risk of becoming homeless; and
- 100 Veterans Affairs Supportive Housing (VASH) vouchers for veteran households that come via referral from the Department of Veterans Affairs (VA) and assist them with paperwork, searching

for housing and staying housed; and
- 20 Foster Youth to Independence (FYI) vouchers that assist former foster youth, ages 18 to 24, as they transition out of foster care and are homeless or at risk of becoming homeless.

In April, RHA staff hosted an outreach booth at the Placer County Child and Family Resources Fair held at the Maidu Community Center. The event offered an exciting mix of activities and services designed to support families and promote community well-being. Local organizations shared essential resources on childcare, educational opportunities, and community support services. Attendees also took part in complimentary workshops offering practical parenting advice and health-related guidance, with sessions covering internet safety, healthy living habits, and effective parenting techniques.

In May, RHA received the 2025 Excellent Veterans Affairs Medical Centers (VAMC) Partnership Award, a federal honor presented by the U.S. Department of Housing and Urban Development (HUD). This award recognizes outstanding collaboration between local housing agencies and VAMCs in their efforts to support homeless veterans. RHA was selected for its exemplary execution of the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program. Notable accomplishments include:

- Leasing 85 of 100 VASH vouchers, with the remaining 15 recently distributed to veterans actively seeking housing; and
- Expanding landlord participation, which significantly increased access to stable housing for veterans.

In May, RHA was also recognized as a High Performer under the U.S. Department of Housing and Urban Development's Section 8 Management Assessment Program (SEMAP) for the 21st consecutive year. This distinction highlights RHA's exceptional performance in administering the Housing Choice Voucher (HCV) program and consistently meeting HUD's key operational benchmarks.

In June, RHA staff attended the second annual Sierra Workforce Summit hosted at Sierra College. This dynamic half-day event convened leaders from business, education, government, and community organizations to engage in strategic dialogue around workforce development in Placer County. The Summit delivered a wealth of insights, from updates on federal policy to innovative employer–education collaborations and inspiring student success stories.

HUD requires each housing authority to either maintain at least a 95% lease-up rate for its voucher allocation or use at least 95% of its annual budget authority to remain in compliance. The lease-up rate for a calendar year cannot exceed 100% of its allocation of vouchers (per voucher type), and/or expend 100% of its annual budget allocation for the program. Agencies leasing up or expending 98% or more of its allocated vouchers and/or budget can reach high-performing status. RHA continues to meet HUD program requirements for high-performing status through 100% expenditure of its annual budget allocation. The attached table provides a monthly summary of RHA's voucher programs for the second quarter of 2025.

FISCAL IMPACT

This Housing Authority Quarterly Status Report does not create any additional cost to the City's General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The Roseville Housing Authority Quarterly Report meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community
3. Enhance economic vitality

Respectfully Submitted,
Danielle OConnell, Housing Analyst

Melissa Anguiano, Economic Development Director

ATTACHMENTS:

1. 2nd Quarter vouchers

REVIEWERS:

Danielle OConnell, Economic Development Department - Housing	Created/Initiated - 8/13/2025
Trisha Isom, Economic Development Department - Housing	Approved - 8/14/2025
Melissa Anguiano, Economic Development Department	Approved - 8/15/2025
Gretchen Hakala, City Attorney Department	Approved - 8/18/2025
Katrina Six, City Clerk Department	Approved - 8/18/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/20/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/20/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/21/2025
Dominick Casey, City Manager Department - City Manager	Approved - 8/21/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

2025	Actual Lease-up of Regular	10-HUD Regular (570)	Actual Lease-up of Non-Elderly Disabled	5-HUD Non-Elderly Disabled (75)	Actual Lease-up of VASH	11-HUD VASH (100)	Actual Lease-up of FYI	22-HUD FYI (20)	Actual Lease-up of Mainstream	12-HUD Mainstream (43)	Actual Lease-up of EHV	21-HUD Emergency Housing Vouchers (EHVs) (50)
Jan-25	575	570	75	75	51	100	1	20	42	43	38	38
Feb-25	575	570	75	75	57	100	1	20	39	43	38	38
Mar-25	572	570	75	75	56	100	1	20	36	43	38	38
Apr-25	573	570	75	75	55	100	3	20	38	43	38	38
May-25	580	570	75	75	57	100	3	20	37	43	37	37
Jun-25	575	570	75	75	58	100	4	20	37	43	37	37
YTD Total	**3450**	**3420**	**450**	**450**	**334**	**600**	**13**	**120**	**229**	**258**	**226**	**226**
YED % Leased	**100.9%**		**100.0%**		**55.7%**		**10.8%**		**88.8%**		**100.0%**	

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.5
File #: 0900-03
Item ID: 2025-574

Title:	Cirby Substation Switchgear Replacement Civil Construction Project – Notice of Completion
Contact:	Austin Kurth 916-774-5661 akurth@roseville.ca.us

SUMMARY

Staff recommends approval of the Notice of Completion for the Cirby Substation Switchgear Replacement Civil Construction Project. The total amount of the contract with Interstate Construction, Inc. was $248,280 and was funded by the Electric Department's capital improvement project budget in the Electric Fund. Staff have made final inspection of this project and have found the civil improvement work complete in accordance with the improvement plans and City specifications.

RECOMMENDATION

Staff recommends that the City Council accept the Cirby Substation Switchgear Replacement Civil Construction Project as complete and adopt a resolution authorizing the Electric Utility Director to execute the Notice of Completion.

BACKGROUND

On August 21st, 2024, the City awarded a contract to Interstate Construction, Inc. for the construction of civil improvements at Cirby substation. The work consisted of demolition of existing concrete foundations and adding new foundations, conduit and associated materials. This work allowed for the replacement of end-of-life 12 kV switchgear. Construction was completed at a total cost of $248,280.

FISCAL IMPACT

The total amount of the contract with Interstate Construction, Inc. was $248,280 and was funded by the Electric Department's capital improvement project budget in the Electric Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The notice of completion meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

6. Deliver exceptional City services
4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Austin Kurth, Power Engineer

Daniel Beans, Electric Utility Director

ATTACHMENTS:
1. Resolution 25-284
2. Notice of Completion
3. Map

REVIEWERS:

Austin Kurth, Electric Department - Engineering	Created/Initiated - 8/8/2025
Chris Porter, Electric Department - Engineering	Approved - 8/13/2025
Shawn Matchim, Electric Department - All	Approved - 8/15/2025
Daniel Beans, Electric Department - All	Approved - 8/15/2025
Gretchen Hakala, City Attorney Department	Approved - 8/18/2025
Katrina Six, City Clerk Department	Approved - 8/18/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/20/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/21/2025
Dominick Casey, City Manager Department - City Manager	Approved - 8/21/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

RESOLUTION NO. 25-284

ACCEPTING THE PUBLIC WORK KNOWN AS THE CIRBY SUBSTATION SWITCHGEAR REPLACEMENT CIVIL CONSTRUCTION PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE ELECTRIC UTILITY DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE

BE IT RESOLVED by the City Council of the City of Roseville as follows:

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as Cirby Substation Switchgear Replacement Civil Construction Project, has been approved and the public work accepted.

2. The Electric Utility Director is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

CITY CLERK
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678

Exempt from recording fees
Pursuant to Gov't Code §27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work of improvement known as the Cirby Substation Switchgear Replacement Civil Construction Project was completed and accepted by the City of Roseville on _____. The location is situated in the City of Roseville, County of Placer, State of California and is indicated on the attached map, marked as Exhibit "A" and incorporated herein by this reference. The real property herein described is owned by the City of Roseville, 311 Vernon Street, Roseville CA 95678.

The direct/general contractor on said project was Interstate Construction, Inc..

The surety on said project was The Ohio Casualty Insurance Company

_____.

_____
Dan Beans
Electric Utility Director
City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

I, Dan Beans, being first duly sworn, depose and say: I am the Electric Utility Director of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

Dan Beans

Electric Utility Director

City of Roseville

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

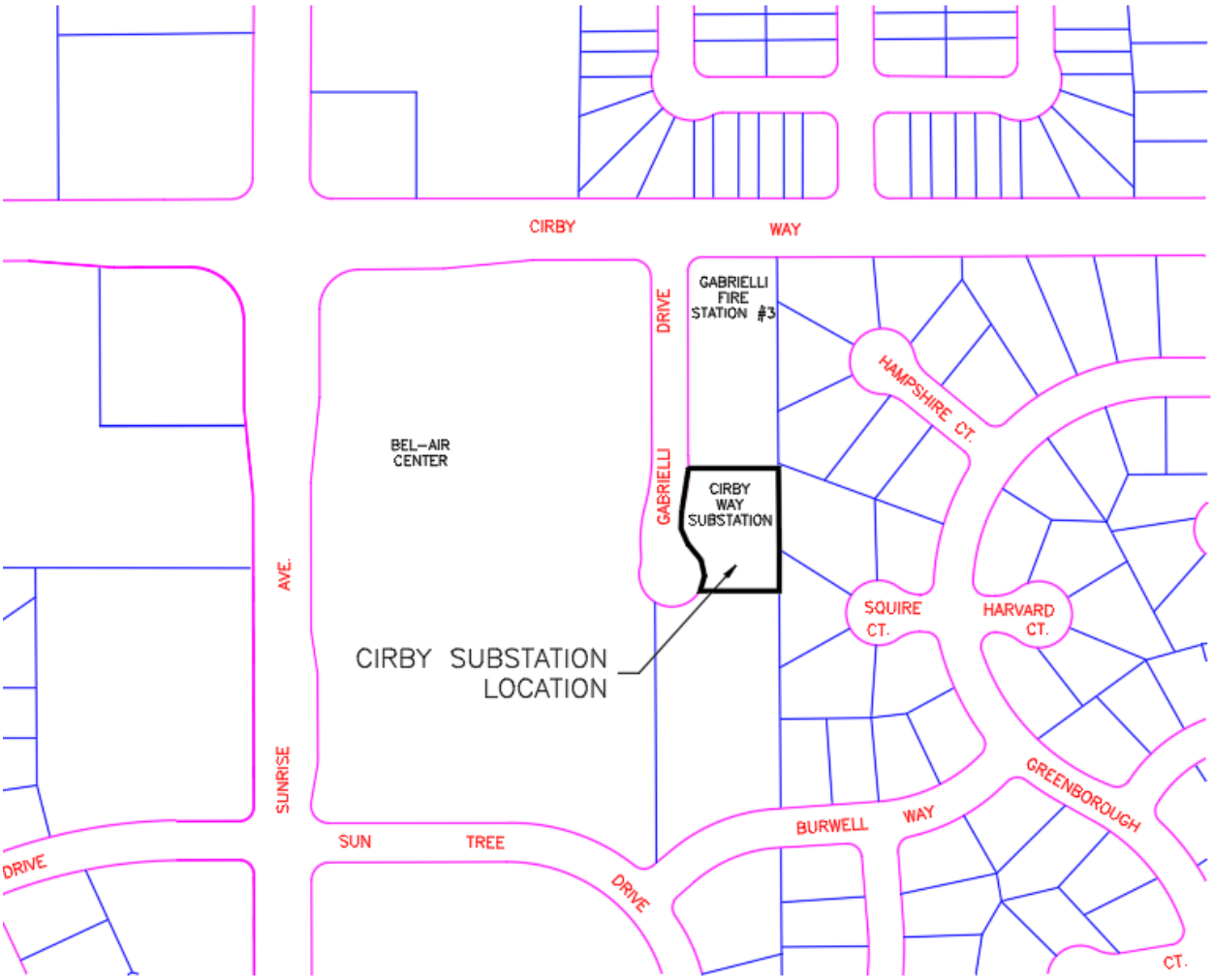
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, Dan Beans proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

Cirby Substation Switchgear Replacement Civil Construction

Exhibit A – Substation Location



City Council Communication

Meeting Date: 9/3/2025
Item #: VII.6
File #: 0900-02 & 1004-01
Item ID: 2025-596

Title:	Solid Waste Recycling Site Creekview Lot 26 - Grant Deed
Contact:	Rana Moore 916-774-5581 rcmoore@roseville.ca.us

SUMMARY

Staff recommends acceptance of a Grant Deed of Land offered on the Final Map of Creekview Large Lot Subdivision in order to facilitate the construction of the Creekview Solid Waste Recycling Site. The action requested has no fiscal impact to the City.

RECOMMENDATION

Staff recommends that the City Council take the following actions:

1. Adopt the attached resolution accepting the Grant Deed of Lot 26 for the purpose of a Solid Waste Recycling Site as shown on the Final Map of Creekview Large Lot Subdivision, Subdivision No. PL 18-0190, recorded on June 1, 2020, in Book EE of Maps, at Page 97, in the Office of the County Recorder of Placer County;
2. Authorize the City Manager to execute any and all other documents as may be necessary to effectuate the recordation and enforcement of this acceptance; and
3. Authorize the City Clerk or her designee to record the Resolution of Acceptance and the Grant Deed at the Recorder's Office of Placer County.

BACKGROUND

The Creekview Specific Plan (CSP) was adopted by the City on September 19, 2012. As part of the Development Agreement, the City negotiated for a parcel to be dedicated to the City for a solid waste recycling site where the City may place collection bins for cardboard, containers, or other high volume recyclable materials for public convenience.

Since most of the residential homes in the CSP are constructed, or are under construction, and the Creekview Phase 2 Grading Plan Developer has graded the site to meet its obligations, staff has determined that it would benefit the City to take ownership of the Creekview Solid Waste Recycling property. The City would then have the option to develop the site to provide residents a nearby location to leave their recyclable materials.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this approval.

ENVIRONMENTAL REVIEW

Development of the recycling center and conveyance of Lot 26 for that purpose was previously evaluated in the Creekview Specific Plan EIR (certified September 19, 2012, SCH No. 2008032017), and identified in the associated Creekview Specific Plan. Conveyance and construction of the recycling center is within

the scope of the project covered by the Creekview Specific Plan EIR. As discussed in the Specific Plan EIR, the EIR provides environmental analyses of community infrastructure and facilities, including parks, pedestrian bridges, bike trails, and the recycling center to the extent applicable. Because the project is consistent with the Creekview Specific Plan and EIR, no new effects would be expected to occur and all applicable mitigation measures from the Creekview Specific Plan EIR will be implemented during the design and construction of the recycling center. Because the proposed project meets the requirements identified in Section 15183 of the State CEQA Guidelines, no additional CEQA review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

6. Deliver exceptional City services
4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Rana Moore, Senior Engineer

Sean Bigley, Environmental Utilities Director

ATTACHMENTS:

1. Resolution 25-290
2. Grant Deed

REVIEWERS:

Rana Moore, Environmental Utilities Department - Technical Services	Created/Initiated - 8/13/2025
Brian Craighead, Environmental Utilities Department - Solid Waste	Approved - 8/13/2025
Sean Bigley, Environmental Utilities Department - Solid Waste	Approved - 8/13/2025
Gretchen Hakala, City Attorney Department	Approved - 8/19/2025
Katrina Six, City Clerk Department	Approved - 8/19/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/21/2025
Dominick Casey, City Manager Department - City Manager	Approved - 8/21/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

RESOLUTION NO. 25-290

ACCEPTING A GRANT DEED AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE DEED AND ANY OTHER DOCUMENTS REQUIRED TO EFFECTUATE THE RECORDATION AND ENFORCEMENT OF THIS ACCEPTANCE

WHEREAS, the Creekview Specific Plan (CSP) was adopted by the City on September 19, 2012, and as part of the development agreement, the City negotiated for a parcel to be dedicated to the City for a solid waste recycling site; and

WHEREAS, since most of the residential homes in the CSP are constructed, or are under construction, Staff has determined that it would benefit the City to take ownership of the Creekview Solid Waste Recycling property thereby providing residents within Sierra Vista a nearby location to dispose of their recyclable materials; and

WHEREAS, staff recommends that the City accept the Grant Deed of lot 26 as shown on the Final Map of Creekview Large Lot Subdivision, Subdivision No. PL 18-0190, recorded on June 01, 2020, in Book EE of Maps, at Page 97, in the Office of the County Recorder of Placer County, as described in Exhibit A and depicted on Exhibit B of the Grant Deed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that said Grant Deed for lot 26 as shown on the Final Map of Creekview Large Lot Subdivision, Subdivision No. PL 18-0190, recorded on June 01, 2020, in Book EE of Maps, at Page 97, in the Office of the County Recorder of Placer County, is hereby accepted.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute the Grant Deed and any other documents required to effectuate the recordation and enforcement of this acceptance.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record the Resolution of Acceptance and Grant Deed at the Placer County Recorder's Office, and is hereby authorized to execute, record, transmit, file, or anything else determined by the City Clerk to be necessary to effectuate the purposes hereof.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:
NOES COUNCILMEMBERS:
ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RECORDING REQUESTED BY, WHEN RECORDED RETURN TO, AND MAIL TAX STATEMENTS TO: City Clerk City of Roseville 311 Vernon Street Roseville, CA 95678 Exempt from recording fees Pursuant to Govt. Code §27383	
APN: 017-490-026-000	SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED
(Lot 26, EE/97)

The Undersigned Grantor(s) Declare(s):
DOCUMENTARY TRANSFER TAX IS $0.00; CITY TRANSFER TAX IS: $0.00.

This conveyance is exempt from documentary transfer tax since a government agency is acquiring title, R&T Code §11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ANTHEM UNITED CREEKVIEW DEVELOPMENTS LIMITED PARTNERSHIP**, a Washington limited partnership ("**Grantor**"),

hereby GRANTS to **THE CITY OF ROSEVILLE**, a municipal corporation, the following described real property in the City of Roseville, County of Placer, State of California:

See Exhibit "A" (Legal Description), attached hereto and incorporated herein by reference.

See Exhibit "B" (Map), attached hereto and incorporated herein by reference.

[Grantor Signatures on Next Page]

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of the date set forth below.

GRANTOR:

ANTHEM UNITED CREEKVIEW DEVELOPMENTS LIMITED PARTNERSHIP,
a Washington limited partnership

By: Anthem United Creekview Management LLC,
a Washington limited liability company,
its General Partner

By:_____
Name: Brian Moore, VP

Date: 7/14/2025

By:_____
Name: Matt Gustus, VP

Date: 7-14-2025

[NOTARY ACKNOWLEDGEMENT ON NEXT PAGE]

CALIFORNIA ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF PLACER

On 7/14/25, before me, Dani Pless, Notary Public
(insert name and title of officer)

personally appeared Brian Moore and Matt Gustus, who proved to me on the basis satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

NRO1 DANI PLESS COMM. #2504718 Notary Public - California Placer County My Comm. Expires Nov. 17, 2028 NRO1

18431.PH4.REIM
03/21/2025
BWB

EXHIBIT "A"
DESCRIPTION OF PROPERTY DEDICATION
LOT 26 – EE MAPS 97

All that real property situated in the City of Roseville, County of Placer, State of California, being a portion of Section 14, Township 11 North, Range 5 East, Mount Diablo Meridian, more particularly described as follows:

Lot 26 as shown and so designated on that certain final map titled "Creekview – Phase 1, Large Lot Subdivision, Subdivision No. PL18-0190" recorded June 1, 2020, in Book EE of Maps, at Page 97, Placer County Records.

Containing 25,668 square feet of land, more or less.

See Exhibit "B", plat to accompany description, attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

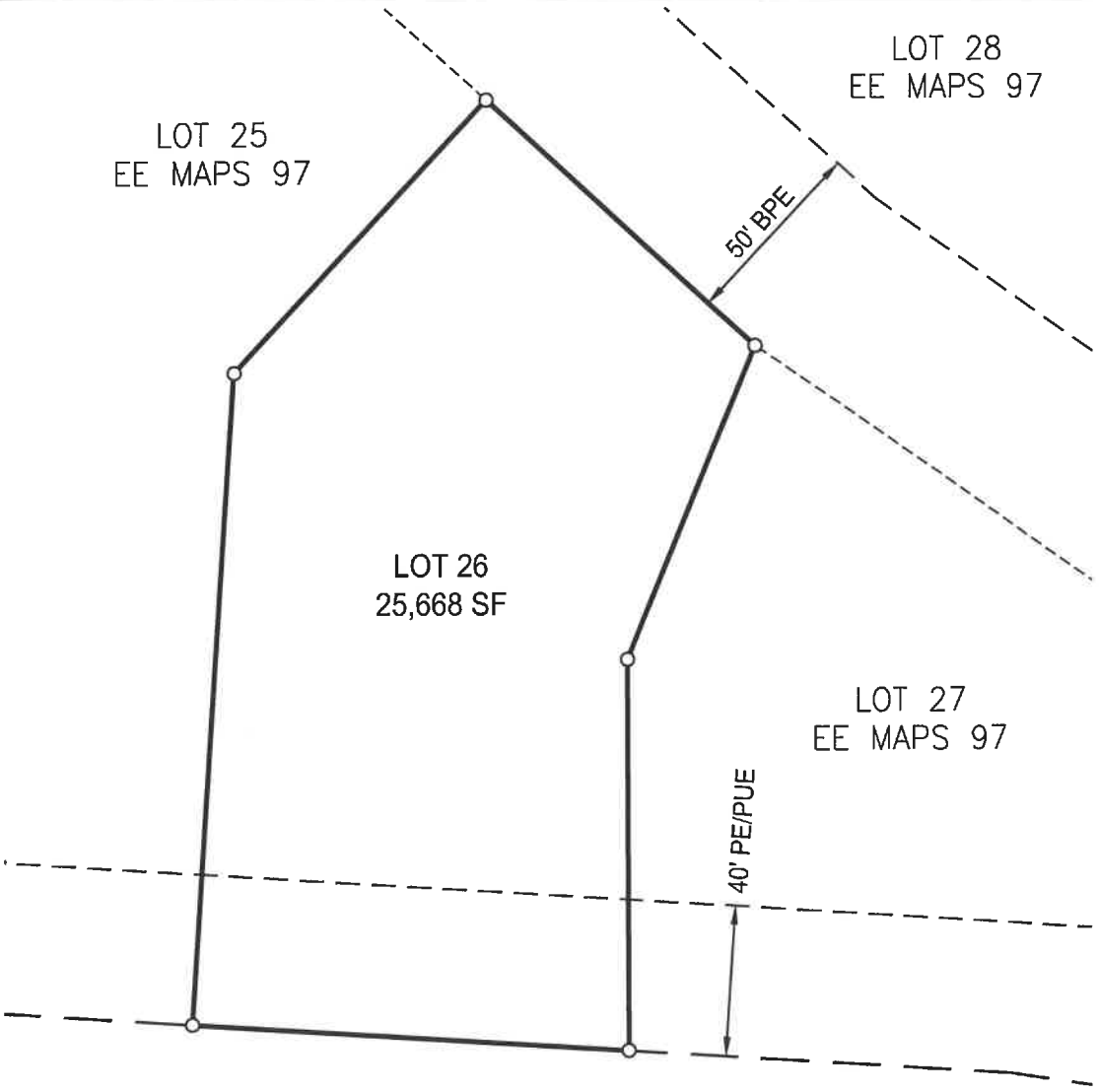
Pedro Jarquin

Pedro Jarquin PLS 8268
License Expiration Date: 12/31/2025

Date: 3/21/25



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1025 Creekside Ridge Dr, Suite 150, Roseville, CA. 95678
P:\18431\survey-MS\mapping\desc\RECYCLE PARCEL\CV-LOT26_DESC.docx



LEGEND

o	DIMENSION POINT
BPE	BIKE PATH EASEMENT
PE	PASEO EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SF	SQUARE FEET
(1)	EE MAPS 97

LICENSED LAND SURVEYOR
PEDRO JAQUIN
No. 8268
STATE OF CALIFORNIA
3/21/25

N

SHEET 1 OF 1

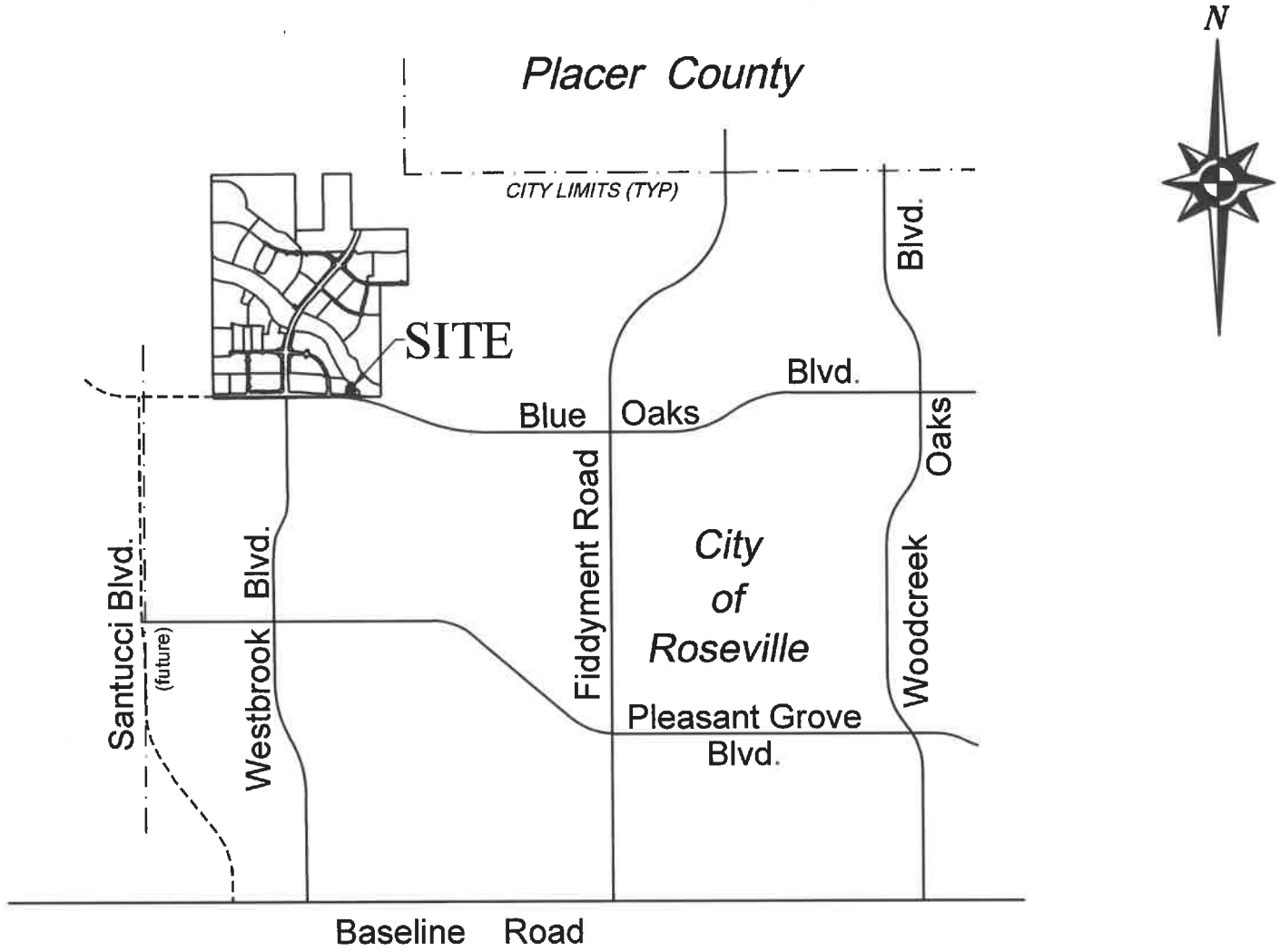
EXHIBIT "B"
PROPERTY DEDICATION
LOT 26 - EE MAPS 97
SECTION 14, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

BWB	1"= 50'	03/21/2025	18431.PH4.REIM
DRAWN BY	SCALE	DATE	JOB NO.

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

CREEKVIEW - LOT 26 - EE MAPS 97



VICINITY MAP

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.7
File #: 0800-02
Item ID: 2025-598

Title:	Urban Water Management Plan and Water Management Plan 2025 Updates – Professional Services Agreement
Contact:	Janice Gainey 916-774-5535 jrgainey@roseville.ca.us

SUMMARY

Staff recommends approval and award of a professional services agreement to Water Works Engineers, LLC in the amount of $194,399 for 2025 updates to the Urban Water Management Plan (UWMP) and Water Management Plan (WMP). The UWMP is required by the California Urban Water Management Planning Act, as codified in Section 10610 et seq., of the California Water Code and the Department of Water Resources' guidebook. The WMP is required by the Central Valley Improvement Act of 1992 and Section 210(b) of the Reclamation Reform Act of 1982, which requires certain entities that enter into a water service or repayment contract with the Bureau of Reclamation to prepare and submit to Reclamation a Water Management Plan. Funding for this project is from the Water Operations Fund.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution to approve a Professional Services Agreement with Water Works Engineers, LLC, for the Urban Water Management Plan and Water Management Plan Updates Project and authorize the City Manager to execute it on behalf of the City.

BACKGROUND

The Urban Water Management Planning (UWMP) Act was originally established by Assembly Bill 797 on September 21, 1983. Passage of the UWMP Act was a recognition by state legislators that water is a limited resource, and a declaration that efficient water use and conservation would be actively pursued throughout the state. The primary objective of the UWMP Act is to direct urban water suppliers to develop an UWMP which provides a framework for long-term water supply planning, and documents how urban water suppliers are carrying out their long-term resource planning responsibilities to ensure adequate water supplies are available to meet existing and future water demands. UWMPs are required to be updated every five years and the Roseville City Council adopted the 2020 plan on June 16, 2021.

Additionally, the Central Valley Improvement Act of 1992 and Section 210(b) of the Reclamation Reform Act of 1982 require certain entities that enter into a water service or repayment contract with the Bureau of Reclamation to prepare and submit to the Bureau of Reclamation a Water Management Plan (WMP). This WMP is required to be updated every five years and Roseville's City Council approved the 2022 plan on December 21, 2022. Even though the WMP was updated less than five years ago, completing both the UWMP and the WMP as a joint effort allows EU to leverage a consolidated approach to completing both these plans as much of the research required, and data contained within these two plans overlap. This method of completing both plans at the same time provides a cost-effective approach.

The City published a Request for Proposals (RFP #08-166) for professional services on June 3, 2025, to support the UWMP and WMP Updates Project.

On July 2, 2025, one (1) consultant submitted a proposal for professional services for the Project. The proposal was evaluated by Environmental Utilities Department staff, and it was determined that it demonstrated a high level of professional experience and team qualifications to complete the work. Water Works will provide the labor, equipment and materials required to complete the project.

FISCAL IMPACT

The Professional Services Agreement with Water Works Engineers, LLC is $194,399 and is funded from the Water Operations Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Janice Gainey, Principal Engineer

Sean Bigley, Environmental Utilities Director

ATTACHMENTS:

1. Resolution 25-283
2. Professional Services Agreement

REVIEWERS:

Janice Gainey, Environmental Utilities Department - Water	Created/Initiated - 8/13/2025
George Hanson, Environmental Utilities Department - Water	Approved - 8/13/2025
Sean Bigley, Environmental Utilities Department - Solid Waste	Approved - 8/13/2025
Gretchen Hakala, City Attorney Department	Approved - 8/18/2025
Katrina Six, City Clerk Department	Approved - 8/18/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/22/2025
Dominick Casey, City Clerk Department	Approved - 8/22/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

RESOLUTION NO. 25-283

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND WATER WORKS ENGINEERS, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement for the 2025 updates to the Urban Water Management Plan, by and between the City of Roseville and Water Works Engineers, LLC, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said professional services agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

PROFESSIONAL SERVICES AGREEMENT

Urban Water Management Plan and Water Management Plan 2025 Updates

THIS AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Water Works Engineers, LLC, an Arizona limited liability company ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of 2025 updates to the Urban Water Management Plan and Water Management Plan; and

WHEREAS, CONSULTANT has prepared a proposal in response to RFP #08-166 dated July 2, 2025, which describes the scope of work to be performed by CONSULTANT, the budget for the work, and the schedule for performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such professional services.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in

EXHIBIT "B," attached hereto and incorporated herein by this reference. Total compensation shall not exceed one hundred ninety-four thousand, three hundred ninety-nine dollars ($194,399).

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

3. Indemnification. To the fullest extent allowed by law, CONSULTANT agrees to indemnify, including the cost to defend CITY, and its officers, agents, employees and volunteers from any and all claims, demands, costs or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by CITY or the agents, servants, or independent contractors who are directly responsible to CITY, or arising from the active negligence of CITY. Notwithstanding any terms of this section, indemnification and defense obligations shall conform to California Civil Code Section 2782.8.

CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by

law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

4. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the

additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

5. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall

have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provision in its contracts with all subcontractors.

6. Time is of the Essence. Time is of the essence of this Agreement.

7. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars ($200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining

agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be considered by CONSULTANT in determining its proposal and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

8. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

9. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

10. Public Contracts: Conflicts of Interest. CONSULTANT's duties and services under this Agreement shall not include preparing or assisting CITY with any portion of the CITY's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with CITY. CITY shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. CONSULTANT's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. CONSULTANT shall cooperate with CITY to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all

conceptual, preliminary, or initial plans or specifications prepared by CONSULTANT pursuant to this Agreement.

11. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

12. The Levine Act Disclosure. The Levine Act (Govt. Code, Section 84308) requires a Party (and its agent(s), if any) to a Proceeding before the City of Roseville that involves any action or consideration related to their contract, license, permit, or other entitlement for use, to disclose any campaign contributions made to CITY elected or appointed officers totaling more than $250 within the twelve (12) months prior to the CITY decision and while a proceeding is pending, and includes certain prohibitions on contribution activity thereafter. If applicable campaign contributions have been made by CONSULTANT and/or its agent(s), CONSULTANT is responsible for compliance, including for its disclosure obligations, if any, as further described at:
https://www.roseville.ca.us/government/departments/city_clerk/transparency/levine_act .

13. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

14. Independent Contractor. CONSULTANT, inclusive of its agents, officers, employees, volunteers, independent contractors, and subcontractors, shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it

will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

15. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the

Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

16. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

17. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

18. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days

advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

19. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

22. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	CONSULTANT
Janice Gainey City of Roseville 2005 Hilltop Circle Roseville, CA 95747	Mike Fisher Water Works Engineers, LLC 2260 Douglas Blvd., Ste. 105 Roseville, CA 95661

Either party may amend its address for notice by giving notice to the other party in writing.

23. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

WATER WORKS ENGINEERS, LLC, an Arizona limited liability company

BY: Michael J Fisher
its: Managing Member

and

BY: Joseph Riess
its: Managing Member

[SIGNATURES CONTINUED ON NEXT PAGE]

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
SEAN BIGLEY
Environmental Utilities Director

EXHIBIT “A”

COVER LETTER

July 2, 2025

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

RE: Proposal for Professional Services to Prepare Urban Water Management Plan and Water Management Plan Updates 2025 (RFP #08-166)

Dear Distinguished Members of the Selection Committee:

Water Works Engineers LLC (Water Works) is pleased to submit one (1) electronic copy of our Proposal for **Urban Water Management Plan and Water Management Plan Updates 2025.** We have also included one (1) one (1) electronic copy of the cost proposal in a separate file.

Water Works has professional engineers with extensive prior experience in Urban Water Management Planning and Water System Regulatory Compliance. In addition to preparing and executing the previous 2020 Urban Water Management Plan (UWMP) and 2022 Water Management Plan (WMP) for the City of Roseville, Water Works has specific history and familiarity with the City's water supplies, demand, infrastructure and operations. Using these experiences as a guide, we have thoroughly reviewed the request for proposal and have proposed a comprehensive, high quality approach. ***We propose a compact team, with the experience and availability to cost effectively execute the required services*** by focusing our team's efforts on the key deliverables necessary for each phase of work.

Mike Fisher, PE
2260 Douglas Blvd., Suite 105
Roseville, CA 95661
(916) 521-9200
mikef@wwengineers.com

Colleen Boak, PE
760 Cypress Ave., Suite 201
Redding, CA 96001
(530) 356-5105
colleenb@wwengineers.com

Our team's recent experience specific to the City's processes makes us confident we will perform the services and adhere to the requirements described in this RFP and execute the project within the City's budget. As you read through our proposal, you will find the following themes that make us confident we can meet the City's objectives.

- ✓ **Project Understanding –** We are already identifying, analyzing and developing solutions to approach the update of the City's regulatory water management plans in the most efficient way possible, meeting the submission deadlines and providing high quality documents. Leveraging experience with City procedures, data, and regulatory reporting, our Water Works team will be able to hit the ground running and begin close coordination with City staff to move the project forward promptly.
  - **Schedule...**timely completion and submission of these document updates is critical to ensuring continued adherence to state law as well as the terms of Roseville's federal water supply contract through the Central Valley Water Project. Working interactively with the City's Water Efficiency, Engineering, Operations and Maintenance staff from data collection through final document publication will promote an expedited schedule by proactively addressing questions and ensuring we are all on the same page moving forward.
  - **Data Collection…**this project may appear to be a pair of simple document updates, however there is a large quantity of data, calculations, and projections which comprise the final products. Having worked extensively with the Water Utility's reporting data and Roseville's previous plan updates, our WWE team

is uniquely positioned to work through the data collection and documentation process – requesting only that which is needed above and beyond data we have from recent Water Utility projects, and building on work already completed by City staff to streamline these iterations of the plan updates. ***We will utilize a minimum amount of City staff's time and resources***, coordinating efficiently where additional data or information is needed, and ensure this project is executed smoothly and with the least possibly disruption to ongoing utility management efforts.

- **Review and Submission…** Our team understands the importance of structuring this project to accommodate a proper review and comment period for each document draft by City staff, in addition to the public meeting and City Council processes. WWE will complete the required tasks with sufficient time to accommodate comments, discussion, and revisions as necessary for each of the two Plans. Water Works will support City staff in the preparation for and presentation of the documents to the public and City Council as necessary, along with all other required public and agency notifications. Completion of all necessary project steps and submission of these updated documents by their respective due dates is of the utmost importance. The 2025 Urban Water Management Plan will be complete and submitted to the Department of Water Resources by the regulatory deadline of July 1, 2026, with the Water Management Plan update and submission to follow in 2027 (encompassing data through the end of 2026), according to the terms of the City's CVP water supply contract. Our WWE team will ensure the correct processes, procedures and schedules for these submissions are accomplished.

✓ **Approach –** Our approach will utilize the 2020 Urban Water Management Plan and 2022 Water Management Plan, leveraging our staff's long history with the City of Roseville, and working expeditiously to complete necessary analyses and data collection. Water Works will work collaboratively with City staff to reflect the new and innovative strategies for water operations and infrastructure management implemented since the last document updates. Following the updated guidance and final version of the UWMP Guidebook to be published in 2025, our team will bring the Urban Water Management Plan up to the newest standards, facilitating forward strategy and planning for resource management across the Water Utility's many facets. The Water Management Plan will likewise be updated to reflect Roseville's most recent executed contract for CVP supplies, and the same new resource management strategies outlined in the UWMP. At key milestones, we will facilitate workshops that present the City a detailed update and invite dynamic and collaborative revisions, ensuring we are all on the same page and have a clear path forward for the final documents.

✓ **Management / Team– Colleen Boak**, Project Manager is an experienced, hands-on, highly technical project leader. Colleen will be the main point of contact for this project, both technically and administratively. Ms. Boak has assembled a ***compact, qualified, efficient and immediately available team*** with the additional resources of our entire firm to draw from should the project demand.

✓ **Commitment –** We commit to you that the individual staff members identified herein as our core team are the individuals you will be working with and are available to begin work immediately. Mr. Fisher, as a Managing Member of Water Works Engineers, can assure you that this is a top priority project for our firm and we will dedicate the resources, experience, and qualifications as needed to meet and exceed City objectives and expectations.

If you have any questions or would like any additional information, please contact Colleen or Mike. We look forward to working with the City to deliver this project smoothly and efficient.

Very Truly Yours,

WATER WORKS ENGINEERS, LLC

Michael J Fisher, P.E.
Principal In Charge

Colleen Boak, P.E.
Senior Project Manager

Through our pre-proposal research, supported by our previous and current experience with similar work, we have developed a project approach and work plan that will provide a proactive, flexible and collaborative process that will ensure successful project completion. Our project approach is built on the recognition that considerable City time and resources goes into annual data collection and forward looking planning efforts, in preparation for these planning document updates, and efficiency can be gained by collaborating and leveraging this effort. Now it is time put pen to paper and work through the existing Urban Water Management Plan and Water Management Plan, bringing them up to speed with the innovations and forward progress made over the last five years. The following summarizes our approach:

Work Plan

The following services will be provided by the Water Works' project team for the 2025 Urban Water Management Plan and 2027 Water Management Plan Update:

Task 1 –Project Management

Under this subtask, Project Manager Colleen Boak will monitor and track the project budget and schedule to ensure that all deadlines are met and that the project budget is not exceeded. Ms. Boak will coordinate with the City's project team to address items such as schedule progress, billing rate, and current issues of concern on at least a monthly basis. Ms. Boak will prepare and submit monthly progress reports to the City Project Manager along with the monthly invoice, addressing any concerns or questions about the path forward at that time.

The following will be performed under this task:

1) Project Communication and Control

a) Coordination of all project team activities
b) Communication of project progress and issues to the City's Project Manager
c) Adherence to the project schedule and regular check-in calls with City staff to ensure the project is proceeding as expected
d) Cost tracking of all engineering activities and active cost control of fees.

2) Quality Assurance/Quality Control

a) Employ Water Works' Quality Assurance/ Quality Control Policy for each deliverable, ensuring the highest quality documents are presented to City staff for review.
b) Ensure quality control steps and review occur at each step along the way.

3) Meetings and Presentations

a) Kickoff meeting to discuss project approach, timeline, communication protocols, and opportunities for efficiency
b) Biweekly meetings to touch base on project status, data needs, plan review workshops and discuss any other project support matters
c) Present the UWMP and WMP documents to City staff each in a separate technical presentation with Power Point presentation files prepared for each
d) Note: Presentation of the UWMP to the public and City Council for adoption is included in a subsequent task.

Meetings	• Project Kickoff Meeting (remote or in-person if desired) • Monthly check-ins via conference call with the City Project Manager to review budget, schedule and next steps. • Bi-weekly check-in meetings • Assumed 2 technical presentation meetings via Teams with Power Point slides, one for each document update to summarize the completed documents
Deliverables	• Monthly Progress Narratives and Invoice • Preparation of meeting agendas and minutes • Assumed one (1) technical presentation of completed UWMP overview with Power Point slides • Assumed one (1) technical presentation of completed WMP overview with Power Point slides

Task 2 – Data Collection and Review

WWE is familiar with the City's 2020 Urban Water Management Plan as well as the most recently published 2022 Water Management Plan. We will work with City staff to identify areas within these plans where current City practices, infrastructure, policy, or planning may have shifted within the last 5 years.

WWE will keep abreast of discussions, webinars, and updates published by the Department of Water Resources as they work toward finalization of updated guidance for the 2025 Urban Water Management Plan update. This guidance document is currently anticipated to be published approximately 1 year in advance of the due date for 2025 Urban Water Management Plan submissions (July 1, 2026) which will allow plenty of time to assess and address new requirements within that guidance document. ***It is assumed in this proposal that DWR's guidance document will be published before October 1, 2025. We also assume that the document requirements will be largely similar to past iterations, without the requirement for new UWMP chapters or other new and significant topics of analysis.*** If the guidance document is found to contain significant changes or new areas of analysis, additional scope may need to be addressed with a separate task order. Similarly, if DWR publishes the guidance document later than October 1, 2025, there may need to be additional and/or accelerated resources applied to the project in order to incorporate changes and meet the state's deadlines to be addressed in a separate task order.

Similarly, WWE will track any changes in federal guidance or requirements for the Water Management Plan. ***We assume that a similar approach to the Water Management Plan may be utilized as it was in 2022, where a crosswalk table and the most recently accepted UWMP document may be heavily referenced to meet the requirements of the Water Management Plan***. If significant changes are required to the format or level of effort required to produce this document, that may need to be addressed with additional scope and an associated separate task order.

Working together with the City's staff, WWE will develop user friendly data request tables to be provided for any additional information needed as a result of changes to the document guidelines. ***As the full data set is compiled and organized, the Water Works team will facilitate collaborative tracking using our SharePoint portal for ease of document transfer, organized storage, document backup, and transparency of process***. We will follow up where needed to ensure data sourcing is accomplished efficiently. Our team will employ the same Quality Control

process with this data as we do with our own internally developed products to ensure that it is complete and correct as received. The following will be accomplished under this task:

1) Review of relevant documents and guidance

a) 2020 Urban Water Management Plan
b) 2022 Water Management Plan
c) North American Subbasin Groundwater Sustainability Plan
d) City of Roseville Water Master Plan Update (Draft or Final as available)
e) City of Roseville General Plan
f) Updated UWMP Guidebook, to be released in Summer 2025
g) Updated WMP guidelines published by the US Bureau of Reclamation, 2021 or newer

2) Data Collection and Tracking

a) Summary of changes and outstanding data needs
b) Development of user-friendly data request tables for use by the City to collect all required usage, demand, supply, and operational data needed to meet the requirements of the documents.
c) Document storage and organization via SharePoint
d) Interactive tracking of data as it is received
e) Follow up where additional information is needed to ensure forward progress
f) Review of the data received to ensure correctness, completeness, and any required interpretation

Meetings	• Assume 4 Work Group Meetings (in addition to biweekly meetings in Task 1) during the Data Collection process to review data requests and progress, conducted remotely.
Deliverables	• Managed SharePoint portal for document transfer and organization • Excel-based data request tables • Live-updated checklist of outstanding data needs

Task 3 – Urban Water Management Plan Preparation

Concurrent with the collection of remaining data, WWE will move forward expeditiously with the update of the Urban Water Management Plan's narratives, analyses, and discussions of resources and operational planning. While regional infrastructure may be less subject to change between plan updates, operational strategies are constantly evolving to meet new challenges and explore new opportunities – something Roseville readily engages in. Additionally we understand that Roseville has engaged in upgrades to the suite of groundwater production wells and Aquifer Storage and Recovery operations in recent years and will make sure we incorporate any updates.

WWE will facilitate focused meetings as needed to confirm or update the descriptions of these operational strategies to be consistent with current City policies and procedures. Some new strategies may need to be discussed and codified because of added requirements and legislation. WWE will guide the project team through these discussions, documenting the outcomes and making the appropriate edits as needed. Our team will complete the UWMP Checklist as recommended by DWR, to ensure that the document contains all required components. This will include the update and development of the 2025 Water Shortage Contingency Plan, included as Chapter 8 of the Urban Water Management Plan, but required to function as a stand-alone document.

As the data collection and document update processes progress, WWE will facilitate Draft Chapter review meetings to workshop the document chapters as soon as they are available. Feedback will be collected and documented from these workshops and incorporated into the Administrative Draft of the document.

WWE will provide the City with an Administrative Review Draft of the document once draft chapters have been combined. City staff will be able to review the document and provide comments. At the end of this period, a workshop will be held to discuss the review results amongst the project team, necessary edits, as well as any additional informational needs in a dynamic and collaborative environment.

Our team will follow the Administrative Draft Review Workshop with prompt revisions as discussed and a resubmittal of the updated document. Once confirmed that comments have been addressed, our team will issue the Public Review Draft of the UWMP for publishing per the state's requirements. At the end of the available period of time for the public, our team will support the City in presenting the UWMP at a public meeting of the City Council to receive any comments. Our recommendation would be to structure the completion and review of the document to accommodate presentation of the updated UWMP first at a public meeting in April 2026 in order to satisfy the public review and comment requirement, followed by presentation and adoption of the plan by the City Council in May or June of 2026. WWE will conduct any edits of the UWMP necessary to address public comment.

Once submitted to DWR by July 1, 2026, WWE will also provide responses to comments or updates depending on comments received from the state. It is assumed that edits resulting from DWR comments would represent one document revision and resubmission.

1) Document update and development

a) Review of policies and procedures in the 2020 UWMP
b) Update of policies, procedures, and analyses as needed
c) Focus meetings conducted with City staff to ensure proper documentation of standards and policies.
d) Complete Draft Chapters and present them in workshop meetings to City staff as they become available
e) Complete Administrative Draft of 2025 UWMP
f) Complete UWMP Checklist

2) Administrative Draft Review

a) Submission of the Administrative Draft for City Review
b) Receive and collate comments
c) Schedule and facilitate Administrative Draft Review Workshop
d) Document any additional comments
e) Revise Administrative Draft 2025 UWMP

3) Public Review Draft

a) Confirm comments addressed and issue Public Review Draft 2025 UWMP
b) Provide final revisions resulting from public comment.
c) Issue Final 2025 UWMP for presentation to the City Council and submission to DWR.

4) Final UWMP

a) Submission of Final 2025 UWMP to the Department of Water Resources
b) Provide a revision or errata as requested to the Final document if DWR issues comments

Meetings	• Draft Chapter Review Workshops with City Staff (assume up to 10) held remotely • Administrative Draft Review Workshop with City Staff held remotely • Attendance of Public Meeting to support presentation of the Public Review Draft of the 2025 UWMP before the City Council

Deliverables	• Draft Chapters 1-10 (PDF/Word) • Administrative Draft 2025 Urban Water Management Plan (PDF/Word) • Revised Administrative Draft 2025 Urban Water Management Plan (PDF/Word) • Public Review Draft 2025 Urban Water Management Plan (6 hard copies, PDF, Flash Drive) • Final 2025 Urban Water Management Plan (6 hard copies, PDF, Flash Drive)

Task 4 – UWMP & WMP Public Outreach

WWE will assist the City with making the required notifications to other local agencies and public hearing notifications as specified by the Urban Water Management Planning Act in the appropriate timeframes, drafting notification letters and suggested language to publish in local newspaper circulation regarding the update process.

Our team will likewise support City staff in preparing a PowerPoint presentation and appearing before the City Council for the Public Draft of the 2025 Urban Water Management Plan. If comments are received from the public they will be collated and used to inform document update.

Similarly, Water Works will be prepared to assist in the same manner for the presentation of the City's Water Management Plan update before the City Council.

Meetings	• Attendance of a public meeting for the Public Review Draft of the 2025 Urban Water Management Plan and assist City staff in answering questions • Attendance of a public meeting for the Draft Water Management Plan and assist City staff in answering questions
Deliverables	• Draft public notification for publishing in a local newspaper (UWMP) • Draft letters to other local agencies of UWMP preparation • Prepare UWMP presentation (Power Point) for the City Council as requested by the City of Roseville staff • Prepare WMP presentation (Power Point) for the City Council as requested by the City of Roseville staff

Task 5 –Water Management Plan Preparation

Concurrent with the development of the 2025 Urban Water Management Plan, our team will assess the data needs and content of the Water Management Plan update, identifying efficiencies and gathering data as can be completed during the UWMP process. Once the Urban Water Management Plan has been successfully submitted to DWR by the July 1, 2026 deadline, Water Works will regroup and address the update of the Water Management Plan in full, leveraging all data, policies, resources management strategies and operational standards documented as part of the UWMP update effort.

It may be possible for the City to coordinate with the Bureau of Reclamation and obtain an exemption allowing for early submission of the plan with a 4 year data set. This would allow for both documents to require update on the same interval in future cycles. If the City is interested in pursuing this option, we will support those discussions with the City and Bureau of Reclamation as requested. If the City is successful in getting the USBR to agree to

synchronizing the data periods of the two plans, there will be no need to wait for remaining 2026 operational data collection. If the documents remain on their current schedule it will be necessary to obtain finalized 2026 metrics before the data set can be considered complete. However, in either case it will be possible to begin the update to the Urban Water Management Plan before the final data becomes available.

The current 2022 Water Management Plan includes a comprehensive crosswalk table heavily referencing content of the recently adopted UWMP to address requirements, providing a detailed "map" for the reader to identify these components. This crosswalk table can be reviewed and updated according to the recent UWMP update, ensuring references are current.

Once final data is available, WWE will provide a Draft Water Management Plan to City staff for review. Our team will again facilitate a Draft Review Workshop to discuss comments and requested revisions received from City staff. Following this workshop, revisions will be made and the Draft Water Management Plan will be submitted informally to the US Bureau of Reclamation for review, as was done in the last document update cycle. This informal review was extremely helpful and streamlined the final submission significantly. If comments are made by the Bureau, revisions will be made accordingly.

Once satisfied, the Final Water Management Plan will be produced. Our team will support the presentation of the Water Management Plan to the City Council as outlined in Task 4.

WWE will assist the City in submission of the document to the US Bureau of Reclamation (Bureau or USBR). Once accepted by the Bureau, the WMP will be published to the Federal Register.

1) Document update and development

a) Review of policies, infrastructure and resource descriptions, and data in the 2021 WMP
b) Efficient capture of WMP requirements concurrent with UWMP update process
c) Update of UWMP Crosswalk Table
d) Update of policies, procedures, and analyses as needed
e) Focus meetings with City staff and data requests as needed
f) Complete Administrative Draft of WMP

2) Draft Water Management Plan Review

a) Submission of the Draft Plan for City Review
b) Receive and collate comments
c) Schedule and facilitate Draft Review Workshop
d) Document any additional comments
e) Revise Draft WMP
f) Resubmit Revised Draft WMP to City
g) Submit Draft WMP to Bureau of Reclamation for informal review
h) Revise if necessary

3) Final Water Management Plan

a) Present Final Water Management Plan to City Council (see Task 1)
b) Submission of Final Water Management Plan to the US Bureau of Reclamation
c) Provide revision to the Final document if USBR comments are received

Meetings	• Focus meetings with City Staff as needed to facilitate data collection or clarification (assume up to 4, remote) • Draft Review Workshop with City Staff (remote)

Deliverables	• Draft Water Management Plan (PDF, Word), assume 2 iterations • Final Water Management Plan for submission to USBR (4 hard copies, PDF, flash drive)

Optional Subtask 6 – Recommended Additional Contract Capacity to Accommodate Updated UWMP Guidance

WWE will keep abreast of discussions, webinars, and updates published by the Department of Water Resources as they work toward finalization of updated guidance for the 2025 Urban Water Management Plan update. This guidance document is currently anticipated to be published approximately 1 year in advance of the due date for 2025 Urban Water Management Plan submissions (July 1, 2026). In the last UWMP update cycle in 2021, the Final Guidebook was not published by DWR until just a few months before the plan was due for submission to the state. Given this knowledge of previous timing and the unknown scope of added requirements or changes to the document format, Water Works suggests approving additional contingency funding to accommodate potentially significant changes in requirements or analyses within the UWMP or WSCP. We have included this additional scope, unknown in its detailed application until such time as the Guidebook is published and reviewed by our project team, as an Optional Task 6, to be executed at the discretion of the city. A breakdown of hours according to our billing schedule is included in the separate fee, but broken out for ease of reference.

Meetings	• Focus meetings as needed to discuss UWMP Guidance changes
Deliverables	• TBD as agreed by both the City and WWE Project team

Project Schedule

The document update schedule outlined below are ideal, projected, and subject to change - specifically the publication date and contents of the DWR 2025 Urban Water Management Plan Guidebook is unknown at this time. The projected publication date is Summary 2025, however in past cycles the publication date has been as late as 3-4 months before the due date of the document. If this were to occur again, there would naturally need to be adjustments made to the schedule outlined below to accommodate. Similarly, in the proposal above, it is recommended that the City examine the possibility of USBR approving a 4-year plan submission in order to sync the reporting year data across the Urban Water Management Plan and Water Management Plan. The schedule below assumes the standard sequence and data year inclusions. If this request were pursued by the City and approved by USBR, there could be several months of time savings in this, and future, plan update cycles.

2025 Urban Water Management Plan Update	
Event/Milestone	**Schedule**
DWR Publishes 2025 UWMP Guidance	Approx. July 2025
Data Collection Completed for 2021-2025	January 2026
Notifications to Other Agencies	January 2026
Administrative Draft and Workshop	March 2026
Public Review Draft/Presentation at Public Meeting	April/May 2026
City Council Presentation/Adoption of UWMP	May or June 2026
Submission of Adopted 2025 UWMP to DWR	On or before July 1, 2026
This assumes the 2025 Urban Water Management Plan Guidebook is published on or before October 1, 2025 and does not include any new chapters or significant new analyses.	

Water Management Plan Update	
Event/Milestone	**Schedule**
Submission of Adopted 2025 UWMP to DWR	On or before July 1, 2026
DWR Accepts 2025 UWMP Update	On or before December 31, 2026
Data Collection Completed	January 2027
Draft Water Management Plan and Review Workshop	April 2027
Submission of Draft WMP to USBR for informal review	May 2027
City Council Presentation of WMP	July 2027
Submission of Final WMP to USBR	August 2027 (on or before December 31, 2027)
This schedule assumes the reporting period for the WMP will be a 5 year period covering data from 2022 through 2026. It also assumes that the WMP will be built upon the DWR-approved 2025 UWMP with a crosswalk table.	

EXHIBIT “B”

Water Works Engineers Fee Estimate

Client	City of Roseville
Project	2025 UWMP/WMP Updates
Task Order No	1
Prepared by	Colleen Boak
Date	7/1/2025

Hours and Fee

			Subtask 1				Subtask 2				Subtask 3				Subtask 4		Subtask 5				OPTIONAL Subtask 6			
		Year	2025		2026		2025		2026		2025		2026		2026		2026		2027		2025		2026	
			Project Management				Data Collection and Calculations				2025 Urban Water Management Plan Update				UWMP and WMP Public Outreach		Water Management Plan Update				Recommended Additional Contract Capacity to Accommodate Updated UWMP Guidance			
Water Works Engineers		**2025**	hrs	fee	hrs	fee	hrs	fee	hrs	fee	hrs	fee	hrs	fee	hrs	fee	hrs	fee	hrs	fee	hrs	fee	hrs	fee
Classification	**Title**	**Hourly Rate**																						
AA1	Administrative	$85	6	$510	8	$700																		
AA2	Senior Administrative	$121																						
E0	Jr Engineer / Jr Field Engineer	$121																						
E1	Staff Engineer	$151																						
E1A	Staff Engineer II	$170																						
E2	Associate Engineer	$185					40	$7,400	40	$7,622	60	$11,100	100	$19,055	16	$3,049	40	$7,622	80	$15,701	60	$11,100	80	$15,244
E2A	Associate Engineer II	$197																						
E3	Project Engineer	$209																						
E3A	Project Engineer II	$224																						
E4	Senior Project Engineer	$242	16	$3,872	24	$5,982	24	$5,808	40	$9,970	40	$9,680	60	$14,956	4	$997	16	$3,988	40	$10,270	20	$4,840	24	$5,982
E4A	Senior Project Engineer II	$261											8	$2,151					4	$1,108				
E5	Principal Engineer	$280	4	$1,120	8	$2,307							16	$4,614					8	$2,376	4	$1,120	4	$1,154
E5A	Principal Engineer II	$302																						
Expenses																								
	Water Works Expenses													$1,000		$1,000				$1,000				
Subconsultant/Expense Markup		0%		$0		$0		$0		$0		$0		$0		$0		$0		$0		$0		$0
Annual Increase for WWE rates of 3%		3%																						
Subtask Total Hours			26		40		64		80		100		184		20		56		132		84		108	
Subtask Total Fee				$5,502		$8,990		$13,208		$17,592		$20,780		$41,776		$5,046		$11,610		$30,455		$17,060		$22,380

Project Totals			
Hours	**Project Fee**	**Opt'l Subtask 6 Fee**	**Total with Optional Subtask 6**
702	**$154,959**	**$39,440**	**$194,399**

WATERWORKS ENGINEERS

2025 Rate Sheet

Classification	Title	Hourly Rate
AA1	Administrative	$85.00
AA2	Senior Administrative	$121.00
E0	Jr Engineer / Jr Field Engineer	$121.00
E1	Staff Engineer	$151.00
E1A	Staff Engineer II	$170.00
E2	Associate Engineer	$185.00
E2A	Associate Engineer II	$197.00
E3	Project Engineer	$209.00
E3A	Project Engineer II	$224.00
E4	Senior Project Engineer	$242.00
E4A	Senior Project Engineer II	$261.00
E5	Principal Engineer	$280.00
E5A	Principal Engineer II	$302.00
I1	Field Inspector	$139.00
I1A	Field Inspector II	$162.00
I2	Senior Inspector	$172.00
I2A	Senior Inspector II	$182.00
I3	Supervising Inspector	$203.00
I3A	Supervising Inspector II	$209.00
T1	CADD Tech 1 (Drafter/Jr. Technician)	$93.00
T1A	CADD Tech 1A (Drafter/Jr. Technician II)	$103.00
T2	CADD Tech 2 (Designer/Sr. Technician)	$138.00
T2A	CADD Tech 2A (Designer/Sr. Technician II)	$149.00
T3	CADD Tech 3 (Senior Designer)	$168.00
T3A	CADD Tech 3A (Supervising Designer)	$180.00

Notes:

1. A markup of 10% will be applied to all project related Direct Costs and Expenses.
2. An additional premium of 25% will be added to the above rates for Expert Witness and Testimony Services.
3. Rate effective through December 31, 2025. A 3% increase will be added for any services performed in each year thereafter.

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.8
File #: 0203-09
Item ID: 2025-600

Title:	Church Street and Pump Station 26 Collection System Improvements Project - Professional Services Agreement Amendment
Contact:	William Montz 916-774-5545 wlmontz@roseville.ca.us

SUMMARY

Staff recommends approval of an amendment to Inferrera Construction Management's professional services agreement for the Church Street (Schedule A) and Pump Station 26 (Schedule B) Collection System Improvements Project (Project). The Project has adequate funds for the amendment in the amount of $100,000 with $50,000 funded by the Wastewater Rehabilitation Fund for Schedule A and $50,000 funded by the South Placer Wastewater Authority for Schedule B.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution to approve the Amendment to the Professional Services Agreement with Inferrera Construction Management in the amount of $100,000 for the Church Street and Pump Station 26 Collection System Improvements Project and authorize the City Manager to execute it on behalf of the City of Roseville.

BACKGROUND

The focus of this project is to increase the capacity of Wastewater Collection's existing critical pipeline infrastructure near Church Street as well as along Sierra College Boulevard to prevent future sanitary sewer overflows during storm events and violation of the Wastewater Collection's Waste Discharge Requirements. City staff combined the pipeline improvements within the Church Street Collection System Improvements Project with the Regional Pump Station 26 and Force Main Capacity Improvements Project into one construction project. The two design projects include a similar scope of work involving gravity sewer main pipe bursting and areas of open-cut pipe installation. Pipe bursting is being used where possible on both projects to minimize traffic disruptions and reduce restoration costs.

Church Street (Schedule A): In April 2023, Water Works Engineers provided the Church Street Alternatives Modeling Results Technical Memorandum, outlining options to relieve surcharging and reduce the risk of sewer spills in the Church Street area which occurred during storm events during the winter of 2022/2023. City staff selected the alternative that includes upsizing multiple sewer gravity mains via pipe bursting, open-cut installation of a new sewer gravity main, and abandonment of an existing gravity sewer main. The Wastewater Collections Group needed this work to be completed as soon as possible to avoid future sewer overflows during future wet weather seasons and potential fines.

Pump Station 26 (Schedule B):The City's sewer system hydraulic model indicates that the regional trunk sewer on Old Auburn Road could be subject to overflows, and that this capacity deficiency will be further exacerbated under the South Placer Wastewater Authority (SPWA) build-out scenario. Woodard and Curran was commissioned by the City to conduct an analysis comparing multiple options to correct the capacity issue. This Project incorporates recommendations from this analysis to improve pipeline capacity

limitations along Sierra College Boulevard.

A Request for Proposals (RFP) for Construction Management Services was published on May 16, 2024, and on June 13, 2024, four proposals were submitted to the City Clerk's office. After internal review, Inferrera Construction Management (ICM) was determined to be the top-ranked proposer to provide Construction Management Services for the Project. ICM's original agreement had a not-to-exceed amount of $642,497. This amendment includes extending and expanding services for an additional not-to-exceed budget of $100,000. Justification for this change is provided as follows:

For Schedule A: ICM's original budget was estimated based on an anticipated duration of 20 to 30 working days for the Hickory Street work zone. The actual duration of this work totaled 65 working days. This was due to a combination of additional time for corrective and change order work, and delays to material deliveries. Additionally, the Project will be extended 62 to 72 days past the original final completion milestone set forth in the contract due to a change order for manhole replacements along Church Street. This extra work was not included in ICM's original budget estimate.

For Schedule B: ICM's original budget was estimated based on an anticipated duration of 22 to 28 working days, with the addition of days for surface restoration. The actual duration of this work has totaled to more than 80 working days to date. This is due to a combination of additional time for corrective and change order work, and delays to material deliveries. This longer duration was not anticipated in ICM's original budget estimate.

FISCAL IMPACT

The original ICM professional service agreement amount is $642,497, which includes $445,150 for the work at Church Street (Schedule A) funded by the Wastewater Rehabilitation Fund, and $197,347 for the work at Pump Station 26 (Schedule B) funded by the SPWA. The amendment for $100,000 would bring the new agreement total to $742,497, split with $50,000 for Schedule A and $50,000 for Schedule B. Both schedule's project budgets can accommodate the Amendment with no further funding required at this time.

ENVIRONMENTAL REVIEW

The proposed project involves minor alteration in the condition of the land, water, and or vegetation which will not remove healthy, mature scenic trees. This activity is categorically exempt from CEQA as a Class 4 Exemption (State CEQA Guidelines Section 15304). The Exemption has been prepared and no further CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
William Montz, Assistant Engineer

Sean Bigley, Environmental Utilities Director

ATTACHMENTS:

1. Resolution 25-289

2. Professional Services Agreement
3. CEQA

REVIEWERS:

William Montz, Environmental Utilities Department - Technical Services	Created/Initiated - 8/13/2025
Brian Craighead, Environmental Utilities Department - Solid Waste	Approved - 8/13/2025
Sean Bigley, Environmental Utilities Department - Solid Waste	Approved - 8/13/2025
Gretchen Hakala, City Attorney Department	Approved - 8/19/2025
Katrina Six, City Clerk Department	Approved - 8/19/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/20/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/21/2025
Dominick Casey, City Manager Department - City Manager	Approved - 8/21/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

RESOLUTION NO. 25-289

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND INFERRERA CONSTRUCTION MANAGEMENT GROUP, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement for the Construction Management Services for the Church Street and Pump Station 26 Collection System Improvements Project, by and between the City of Roseville and Inferrera Construction Management Group, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said first amendment to professional services agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

FIRST AMENDMENT TO

PROFESSIONAL SERVICES AGREEMENT

Construction Management Services for the Church Street

and Pump Station 26 Collection System Improvements Project

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Inferrera Construction Management Group, Inc. a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated August 7, 2024 ("Agreement") regarding Construction Management Services for the Church Street and Pump Station 26 Collection System Improvements ("Project"); and

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT's letters dated June 23, 2025 which are attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, CONSULTANT is willing and able to provide such additional services.

NOW, THEREFORE, the parties agree as follows:

1. CONSULTANT shall provide additional services as described in Exhibit "A" of this First Amendment to Agreement.

2. Section 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall pay one hundred thousand dollars ($100,000), in consideration of the additional services as set forth in Exhibit "A" to the First Amendment to Agreement."

3. The Agreement is amended by adding an additional paragraph for compliance with AB334 to read as follows:

"24. Public Contracts: Conflicts of Interest. CONSULTANT's duties and services under this Agreement shall not include preparing or assisting CITY with any portion of the CITY's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with CITY. CITY shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. CONSULTANT's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. CONSULTANT shall cooperate with CITY to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by CONSULTANT pursuant to this Agreement."

4. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment to Agreement in duplicate by its City Manager and

attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this First Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
SEAN BIGLEY
Environmental Utilities Director

INFERRERA CONSTRUCTION MANAGEMENT GROUP, INC., a California corporation

BY: Jeffrey Inferrera
its: President

and

BY: Jeffrey Inferrera
its: Secretary/Treasurer

EXHIBIT “A”

ICM

June 23, 2025

Mr. William Montz
City of Roseville, Environmental Utilities
2005 Hilltop Circle
Roseville, CA 95747

Dear Mr. Montz,

We are continuing to progress the City's Church Street and Pump Station 26 Improvements Project to a successful completion. As we have discussed, the construction management and inspection budget is not sufficient to satisfy the needs of completing Schedule A of the Project. The reasons for this are as follows:

1. The original budget was estimated based on an anticipated duration of 20-30 working days for the Hickory Street work zone, with the addition of days for surface restoration (Sheet C-09). This duration was stated in the bid drawings. The actual duration of this work totaled 65 working days. This was due to a combination of the Contractor's productivity, additional time for corrective and change order work, and delays to material deliveries. Our original budget did not account for this extended duration.

2. The Contractor worked overtime on a regular basis throughout all work zones of Schedule A. Our original budget did not account for the premium time that has accrued.

3. Due to CPR01 (Change order for Church Street manhole replacements), the project will be extended 62-72 days past the original final completion milestone set forth in the contract. This extra work was not included in our original budget.

We propose an Amendment with a budget of $50,000 to complete Schedule A of the project. Let me know if you have any questions or need additional information.

Thanking you in advance,

Inferrera Construction Management Group, Inc.



Jeffrey Inferrera, PE
President

ICM

June 23, 2025

Mr. William Montz
City of Roseville, Environmental Utilities
2005 Hilltop Circle
Roseville, CA 95747

Dear Mr. Montz,

The City's Church Street and Pump Station 26 Improvements Project has been a successful project to date. We're pleased to see the work on Schedule B progressing along and all parties seem to be looking forward to a well-earned completion.

As we have discussed, the construction management and inspection budget is not sufficient to satisfy the needs of completing Schedule B of the Project. The reasons for this are as follows:

1. The original budget was estimated based on an anticipated duration of 22-28 working days, with the addition of days for surface restoration. This duration was stated in the bid drawings. The actual duration of this work has totaled to more than 80 working days to date. This is due to a combination of the Contractor's productivity, additional time for corrective and change order work, and delays to material deliveries. This longer duration was not anticipated in our original budget estimate causing increased costs.

2. The Contractor worked overtime on a regular basis during the night work portion of the project on Sierra College Boulevard. This created additional premium time that was not anticipated in our original budget estimate causing increased costs.

We propose an Amendment with a budget of $50,000 to complete Schedule B of the project. Let me know if you have any questions or need additional information.

Sincerely,
Inferrera Construction Management Group, Inc.

Jeffrey Inferrera, PE
Principal

Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: Church Street and Pump Station 26 Collection System Improvements Project

Project Location(s): Sierra College Boulevard between Eureka Road and south of East Roseville Parkway, Roseville, CA 95747 and Church Street between Birch Street and Atkinson Street, Atkinson Street between Elm Stret and Hickory Street, and Hickory Street between Atkinson Street and Porter Drive, Roseville, CA 95661

Project Description: The Environmental Utilities Department (EU) is making upgrades to critical wastewater collections infrastructure at two locations: within Church Street, Atkinson Street, and Hickory Street (Church Street Collection System Improvements) and another site within Sierra College Boulevard, referred to as Pump 26 (PS 26). These improvements are needed to prevent future sanitary sewer overflows during storm events resulting in a violation of Wastewater Collection's Waste Discharge Permit. The selected fix for this issue includes upsizing of multiple sewer gravity mains via pipe bursting, open cut installation of a new sewer gravity main, and abandonment of an existing gravity sewer main for the Church Street Collection System Improvements.

The PS 26 improvements were initially approved as a separate project in 2022, but the City decided to separate out the pipeline work, which has not yet been awarded. EU staff decided to combine the remaining PS 26 work, involving gravity sewer main pipe bursting, areas of open-cut pipe installation, and installation of a new weir manhole, with the Church Street Collection System Improvements due to the similar nature of the work required. These trenchless methods will result in significant cost savings and a minimization of traffic disruptions, and the larger project size when combined with the Church Street Collection System Improvements creates a more attractive bid package. Both project located are entirely paved, and there are no sensitive habitats on the sites or immediately adjacent.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Environmental Utilities Department

Reason why this Project is Exempt: The project qualifies for a Class 4 Categorical Exemption as described in Section 15304 of the California Environmental Quality Act (CEQA) guidelines which states:

> "Class 4 (Minor Alterations to Land) consists of…minor public…alterations which do not involve the removal of healthy, mature, scenic trees…"

The project consists of improvements to pipelines and installation of new manholes located entirely within existing streets using primarily trenchless pipe bursting methods, with only select areas of open cut trenching. Both project areas are entirely within existing paved streets and are not located in or within the vicinity of sensitive areas and would not result in removal of a mature scenic tree(s). Consequently the Class 4 Categorical Exemption applies.

Lead Agency Contact Person: Rana Moore, Roseville Department of Environmental Utilities (916-774-5581).

Signature: _____ Date: 4-22-2024

Jessica Lynch, Environmental Coordinator
City of Roseville

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.9
File #: 0203-17
Item ID: 2025-571

Title:	Service and Support of Accela Software - Professional Services Agreement Amendment
Contact:	Stacie Marchetti 916-774-5278 smarchetti2@roseville.ca.us

SUMMARY

Staff recommends approval of an amendment to the professional services agreement with True Point Solutions LLC, with a not-to-exceed amount of $300,000 annually for the recommended agreement amendment and future optional renewals. The funding source is the Development Services Department's Technology Replacement Fund, funded by development through building permit fees for development-driven technology improvements. Funding for FY2025-26 is included in the Department's budget. Staff also recommends authorization for the City Manager to execute future amendments to extend the agreement for up to two (2) additional one-year renewal terms on behalf of the City.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution to approve the first amendment to the professional services agreement with TruePoint Solutions LLC, and authorize the City Manager to execute it on behalf of the City of Roseville.

Staff additionally requests authority for the City Manager or his designee to execute two (2) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council, or until staff determines that continuing with this consultant is not in the best interest of the City.

BACKGROUND

In 2013, following a competitive bid process, the City partnered with TruePoint Solutions LLC (TruePoint) to implement the City's enterprise permitting system, Accela Automation. Since that time, the City has continued to work closely with TruePoint, a certified implementation partner for Accela Inc., to further expand and enhance the Accela platform with great success.

The Development Services Department continues to require third-party support for the Accela platform, including on-call technical assistance and project management services related to system upgrades, enhancements, automation, and other end-user improvements. As the original system implementer, TruePoint possesses in-depth knowledge of the City's Accela environment, making them uniquely qualified to support ongoing system performance and business continuity.

In October 2023, TruePoint entered into an active contract with the General Services Administration (GSA) Federal Acquisition Services, which the City utilized in June 2024 to procure the requested services at competitive, pre-negotiated rates.

Staff is requesting approval of the first amendment to the professional services agreement with TruePoint Solutions LLC, for on-call Accela support services. Additionally, staff requests authorization for the City

Manager to exercise the two (2) remaining one-year renewal options for the duration of the agreement. The cost of ongoing maintenance and support for the enterprise permitting system is fully funded by development through permit fees.

FISCAL IMPACT

The not-to-exceed amount for the recommended agreement and future optional renewals is $300,000 annually. The funding source is the Development Services Department's Technology Replacement Fund, funded by development through building permit fees for development-driven technology improvements. Funding for FY2025-26 is included in the Department's budget.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061 (b)(3)).

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

6. Deliver exceptional City services
4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Stacie Marchetti, Management Analyst

Mike Isom, Development Services Director

ATTACHMENTS:

1. Resolution 25-285
2. TruePoint Professional Services Agreement First Amendment
3. GSA Contract GS-35F-025BA

REVIEWERS:

Stacie Marchetti, Development Services Department - Business Services Division	Created/Initiated - 8/6/2025
Joe Allen, Development Services Department - Business Services Division	Approved - 8/7/2025
Mike Isom, Development Services Department	Approved - 8/7/2025
Gretchen Hakala, City Attorney Department	Approved - 8/18/2025
Katrina Six, City Clerk Department	Approved - 8/18/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/22/2025
Dominick Casey, City Manager Department - City Manager	Approved - 8/25/2025
Katrina Six, City Clerk Department	Final Approval - 8/25/2025

RESOLUTION NO. 25-285

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND TRUEPOINT SOLUTIONS LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement for service and support of Accela software, by and between the City of Roseville and TruePoint Solutions LLC, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said professional services agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED, that the City Manager or his designee is authorized to execute two (2) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council, or until staff determines that continuing with this consultant is not in the best interest of the City.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

FIRST AMENDMENT TO

PROFESSIONAL SERVICES AGREEMENT

Service and Support of Accela Software

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and TruePoint Solutions LLC, a California limited liability company ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated June 19, 2024 ("Agreement") regarding service and support of Accela software ("Project"); and

WHEREAS, CITY desires to exercise its option to extend the term of the Agreement for an addition one (1) year; and

WHEREAS, CONSULTANT is willing and able to provide such additional services.

NOW, THEREFORE, the parties agree as follows:

1. Section 1 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY is exercising its option to extend the term of the Agreement for an additional one (1) year period commencing July 1, 2025 and ending on June 30, 2026."

2. Section 3 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall compensate CONSULTANT on a time and expense basis for a total not to exceed amount of three hundred thousand dollars ($300,000), in consideration of the additional services to be provided during the term of the First Amendment to Agreement."

3. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this First Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

TRUEPOINT SOLUTIONS LLC, a
California limited liability company

BY: Brian Weber Digitally signed by Brian Weber Date: 2025.08.04 20:46:13 -05'00'
its: Chief Revenue Officer

and

BY: Keith Hobday Digitally signed by Keith Hobday Date: 2025.08.04 19:55:04 -07'00'
its: VP Customer Success

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: Mike Isom Digitally signed by Mike Isom Date: 2025.08.05 13:18:29 -07'00'
MIKE ISOM
Development Services Director

AUTHORIZED
INFORMATION TECHNOLOGY SCHEDULE PRICELIST
GENERAL PURPOSE COMMERCIAL INFORMATION TECHNOLOGY
EQUIPMENT, SOFTWARE AND SERVICES

SPECIAL ITEM NUMBER 54151S - INFORMATION TECHNOLOGY (IT) PROFESSIONAL SERVICES

FSC/PSC Class D302 IT AND TELECOM- SYSTEMS DEVELOPMENT

FSC/PSC Class D306 IT AND TELECOM- SYSTEMS ANALYSIS

FSC/PSC Class D307 IT AND TELECOM- IT STRATEGY AND ARCHITECTURE

FSC/PSC Class D308 IT AND TELECOM- PROGRAMMING

FSC/PSC Class D311 IT AND TELECOM- DATA CONVERSION



TruePoint Solutions, LLC
3262 Penryn Road, 100-B
Loomis, CA. 95650
916-259-1293 ph
916-256-1975 fax
www.truepointsolutions.com
kjohnson@truepointsolutions.com

Contract Number: GS-35F-025BA
Period Covered by Contract: October 11, 2023 to October 10, 2028

General Services Administration
Federal Acquisition Service

Pricelist current through Modification # A863

Products and ordering information in this Authorized FSS Information Technology Schedule Pricelist are also available on the GSA Advantage! System. Agencies can browse GSA Advantage! by accessing the Federal Acquisition Service's Home Page via the Internet at http://www.fss.gsa.gov/

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SPECIAL NOTICE TO AGENCIES: Small Business Participation

SBA strongly supports the participation of small business concerns in the Federal Acquisition Service. To enhance Small Business Participation SBA policy allows agencies to include in their procurement base and goals, the dollar value of orders expected to be placed against the Federal Supply Schedules, and to report accomplishments against these goals.

For orders exceeding the micropurchase threshold, FAR 8.404 requires agencies to consider the catalogs/pricelists of at least three schedule contractors or consider reasonably available information by using the GSA Advantage!™ on-line shopping service (www.gsaadvantage.gov). The catalogs/pricelists, GSA Advantage!™ and the Federal Acquisition Service Home Page (www.fss.gsa.gov) contain information on a broad array of products and services offered by small business concerns.

This information should be used as a tool to assist ordering activities in meeting or exceeding established small business goals. It should also be used as a tool to assist in including small, small disadvantaged, and women-owned small businesses among those considered when selecting pricelists for a best value determination.

For orders exceeding the micropurchase threshold, customers are to give preference to small business concerns when two or more items at the same delivered price will satisfy their requirement.

1. GEOGRAPHIC SCOPE OF CONTRACT:

Domestic delivery is delivery within the 48 contiguous states, Alaska, Hawaii, Puerto Rico, Washington, DC, and U.S. Territories. Domestic delivery also includes a port or consolidation point, within the aforementioned areas, for orders received from overseas activities.

Overseas delivery is delivery to points outside of the 48 contiguous states, Washington, DC, Alaska, Hawaii, Puerto Rico, and U.S. Territories.

Offerors are requested to check one of the following boxes:

[ ] The Geographic Scope of Contract will be domestic andoverseas delivery.
[ ] The Geographic Scope of Contract will be overseas deliveryonly.
[X] The Geographic Scope of Contract will be domestic deliveryonly.

---

2. CONTRACTOR'S ORDERING ADDRESS AND PAYMENT INFORMATION:

TruePoint Solutions
3262 Penryn Road, 100B
Loomis, CA. 95650

Contractor must accept the credit card for payments equal to or less than the micro-purchase for oral or written orders under this contract. The Contractor and the ordering agency may agree to use the credit card for dollar amounts over the micro-purchase threshold (See GSAR 552.232-79 Payment by Credit Card). In addition, bank account information for wire transfer payments will be shown on the invoice.

The following telephone number(s) can be used by ordering activities to obtain technical and/or ordering assistance:

T: 916 -259-1293
F: 916-256-1975

3. LIABILITY FOR INJURY OR DAMAGE

The Contractor shall not be liable for any injury to ordering activity personnel or damage to ordering activity property arising from the use of equipment maintained by the Contractor, unless such injury or damage is due to the fault or negligence of the Contractor.

4. STATISTICAL DATA FOR GOVERNMENT ORDERING OFFICE COMPLETION OF STANDARD FORM 279:

Block 9: G. Order/Modification Under Federal Schedule
Block 16: Data Universal Numbering System (DUNS) Number: 836971718:

Type of Contractor – B

A. Small Disadvantaged Business
B. Other Small Business
C. Large Business
G. Other Nonprofit Organization
L. Foreign Contractor

Block 31: Woman-Owned Small Business - NO
Block 36: Contractor's Taxpayer Identification Number (TIN): 20-1664808

4a. CAGE Code: 6DAPO

Contractor has registered with the Central Contractor Registration Database.

5. FOB DESTINATION

6. DELIVERY SCHEDULE

a. TIME OF DELIVERY: The Contractor shall deliver to destination within the number of calendar days after receipt of order (ARO), as set forth below:

SPECIAL ITEM NUMBER	DELIVERY TIME (Days ARO)
54151S	_____Days **TBD @ Task Order Level**

b. URGENT REQUIREMENTS: When the Federal Supply Schedule contract delivery period does not meet the bona fide urgent delivery requirements of an ordering activity, ordering activities are encouraged, if time permits, to contact the Contractor for the purpose of obtaining accelerated delivery. The Contractor shall reply to the inquiry within 3 workdays after receipt. (Telephonic replies shall be confirmed by the Contractor in writing.) If the Contractor offers an accelerated delivery time acceptable to the ordering activity, any order(s) placed pursuant to the agreed upon accelerated delivery time frame shall be delivered within this shorter delivery time and in accordance with all other terms and conditions of the contract.

7. DISCOUNTS: Prices shown are NET Prices; Basic Discounts have beendeducted.

a. Prompt Payment: Net 30 Days from receipt of invoice or date of acceptance
b. Quantity none
c. Dollar Volume : For a Single order over $250 k gets an additional 3%
d. Government Educational Institutions same
e. Other none

8. TRADE AGREEMENTS ACT OF 1979, as amended:

All items are U.S. made end products, designated country end products, Caribbean Basin country end products,

Canadian end products, or Mexican end products as defined in the Trade Agreements Act of 1979, as amended.

9. STATEMENT CONCERNING AVAILABILITY OF EXPORTPACKING:

10. Small Requirements: The minimum dollar value of orders to be issued is$100.00.

11. MAXIMUM ORDER (All dollar amounts are exclusive of any discount for prompt payment.)

a. The Maximum Order value for the following Special Item Numbers (SINs) is $500,000:

Special Item Number 54151S - Information Technology ProfessionalServices

12. ORDERING PROCEDURES FOR FEDERAL SUPPLY SCHEDULECONTRACTS

Ordering activities shall use the ordering procedures of Federal Acquisition Regulation (FAR) 8.405 when placing an order or establishing a BPA for supplies or services. These procedures apply to all schedules.

a. FAR 8.405-1 Ordering procedures for supplies, and services not requiring a statement of work.

b. FAR 8.405-2 Ordering procedures for services requiring a statement of work.

13. FEDERAL INFORMATION TECHNOLOGY/TELECOMMUNICATION STANDARDS REQUIREMENTS: ordering activities acquiring products from this Schedule must comply with the provisionsof the Federal Standards Program, as appropriate (reference: NIST Federal Standards Index). Inquiries to determine whether or not specific products listed herein comply with Federal Information Processing Standards (FIPS) or Federal Telecommunication Standards (FED-STDS), which are cited by ordering activities, shall be responded to promptly by the Contractor.

13.1 FEDERAL INFORMATION PROCESSING STANDARDS PUBLICATIONS (FIPS PUBS):
Information Technology products under this Schedule that do not conform to Federal Information Processing Standards (FIPS) should not be acquired unless a waiver has been granted in accordance with the applicable "FIPS Publication." Federal Information Processing Standards Publications (FIPS PUBS) are issued by the U.S. Department of Commerce, National Institute of Standards and Technology (NIST), pursuant to National Security Act. Information concerning their availability and applicability should be obtained from the National Technical Information Service (NTIS), 5285 Port Royal Road, Springfield, Virginia 22161. FIPS PUBS include voluntary standards when these are adopted for Federal use. Individual orders for FIPS PUBS should be referred to the NTIS Sales Office, and orders for subscription service should be referred to the NTIS Subscription Officer, both at the above address, or telephone number (703) 487-4650.

13.2 FEDERAL TELECOMMUNICATION STANDARDS (FED-STDS):
Telecommunication products under this Schedule that do not conform to Federal Telecommunication Standards (FED-STDS) should not be acquired unless a waiver has been granted in accordance with the applicable "FED-STD." Federal Telecommunication Standards are issued by the U.S. Department of Commerce, National Institute of Standards and Technology (NIST), pursuant to National Security Act. Ordering information and information concerning the availability of FED-STDS should be obtained from the GSA, Federal Acquisition Service, Specification Section, 470 East L'Enfant Plaza, Suite 8100, SW, Washington, DC 20407, telephone number (202)619-8925. Please include a self-addressed mailing label when requesting information by mail. Information concerning their applicability can be obtained by writing or calling the U.S. Department of Commerce, National Institute of Standards and Technology, Gaithersburg, MD 20899, telephone number (301)975-2833.

14. CONTRACTOR TASKS / SPECIAL REQUIREMENTS (C-FSS-370) (NOV 2003)

(a) Security Clearances: The Contractor may be required to obtain/possess varying levels of security clearances in the performance of orders issued under this contract. All costs associated with obtaining/possessing such security clearances should be factored into the price offered under the Multiple Award Schedule.

(b) Travel: The Contractor may be required to travel in performance of orders issued under this contract. Allowable travel and per diem charges are governed by Pub .L. 99-234 and FAR Part 31, and are reimbursable by the ordering agency or can be priced as a fixed price item on orders placed under the Multiple Award Schedule. Travel in performance of a task order will only be reimbursable to the extent authorized by the ordering agency. The Industrial Funding Fee does NOT apply to travel and per diem charges.

(c) Certifications, Licenses and Accreditations: As a commercial practice, the Contractor may be required to obtain/possess any variety of certifications, licenses and accreditations for specific FSC/service code classifications offered. All costs associated with obtaining/ possessing such certifications, licenses and accreditations should be factored into the price offered under the Multiple Award Schedule program.

(d) Insurance: As a commercial practice, the Contractor may be required to obtain/possess insurance coverage for specific FSC/service code classifications offered. All costs associated with obtaining/possessing such insurance should be factored into the price offered under the Multiple Award Schedule program.

(e) Personnel: The Contractor may be required to provide key personnel, resumes or skill category descriptions in the performance of orders issued under this contract. Ordering activities may require agency approval of additions or replacements to key personnel.

(f) Organizational Conflicts of Interest: Where there may be an organizational conflict of interest as determined by the ordering agency, the Contractor's participation in such order may be restricted in accordance with FAR Part 9.5.

(g) Documentation/Standards: The Contractor may be requested to provide products or services in accordance with rules, regulations, OMB orders, standards and documentation as specified by the agency's order.

(h) Data/Deliverable Requirements: Any required data/deliverables at the ordering level will be as specified or negotiated in the agency's order.

(i) Government-Furnished Property: As specified by the agency's order, the Government may provide property, equipment, materials, or resources as necessary.

(j) Availability of Funds: Many Government agencies' operating funds are appropriated for a specific fiscal year. Funds may not be presently available for any orders placed under the contract or any option year. The Government's obligation on orders placed under this contract is contingent upon the availability of appropriated funds from which payment for ordering purposes can be made. No legal liability on the part of the Government for any payment may arise until funds are available to the ordering Contracting Officer.

(k) Overtime: For professional services, the labor rates in the Schedule should not vary by virtue of the Contractor having worked overtime. For services applicable to the Service Contract Act (as identified in the Schedule), the labor rates in the Schedule will vary as governed by labor laws (usually assessed a time and a half of the labor rate).

15. CONTRACT ADMINISTRATION FOR ORDERING ACTIVITIES:

Any ordering activity, with respect to any one or more delivery orders placed by it under this contract, may exercise the same rights of termination as might the GSA Contracting Officer under provisions of FAR 52.212-4, paragraphs (l) Termination for the ordering activity's convenience, and (m) Termination for Cause (See 52.212-4)

16. GSA ADVANTAGE!

GSA Advantage! is an on-line, interactive electronic information and ordering system that provides on-line access to vendors' schedule prices with ordering information. GSA Advantage! will allow the user to perform varioussearches across all contracts including, but not limited to:

(1) Manufacturer;
(2) Manufacturer's Part Number; and
(3) Product categories.

Agencies can browse GSA Advantage! by accessing the Internet World Wide Web utilizing a browser (ex.: Netscape). The Internet address is http://www.gsaadvantage.gov

17. PURCHASE OF OPEN MARKET ITEMS

NOTE: Open Market Items are also known as incidental items, noncontract items, non-Schedule items, and items not on a Federal Supply Schedule contract. ODCs (Other Direct Costs) are not part of this contract and should be treated as open market purchases. Ordering Activities procuring open market items must follow FAR 8.402(f).

For administrative convenience, an ordering activity contracting officer may add items not on the Federal Supply Multiple Award Schedule (MAS) -- referred to as open market items -- to a Federal Supply Schedule blanket purchase agreement (BPA) or an individual task or delivery order, **only if**-

(1) All applicable acquisition regulations pertaining to the purchase of the items not on the Federal Supply Schedule have been followed (e.g., publicizing (Part 5), competition requirements (Part 6), acquisition of commercial items (Part 12), contracting methods (Parts 13, 14, and 15), and small business programs (Part 19));

(2) The ordering activity contracting officer has determined the price for the items not on the Federal Supply Schedule is fair and reasonable;

(3) The items are clearly labeled on the order as items not on the Federal Supply Schedule; and

(4) All clauses applicable to items not on the Federal Supply Schedule are included in the order.

18. CONTRACTOR COMMITMENTS, WARRANTIES ANDREPRESENTATIONS

a. For the purpose of this contract, commitments, warranties and representations include, in addition to those agreed to for the entire schedulecontract:

(1) Time of delivery/installation quotations for individualorders;

(2) Technical representations and/or warranties of products concerning performance, total system performance and/or configuration, physical, design and/or functional characteristics and capabilities of a product/equipment/ service/software package submitted in response to requirements which result in orders under this schedule contract.

(3) Any representations and/or warranties concerning the products made in any literature, description, drawings and/or specifications furnished by theContractor.

b. The above is not intended to encompass items not currently covered by the GSA Schedule contract.

19. OVERSEAS ACTIVITIES

The terms and conditions of this contract shall apply to all orders for installation, maintenance and repair of

equipment in areas listed in the pricelist outside the 48 contiguous states and the District of Columbia, except as indicated below:

NOT OFFERED

Upon request of the Contractor, the ordering activity may provide the Contractor with logistics support, asavailable, in accordance with all applicable ordering activity regulations. Such ordering activity support will be provided on a reimbursable basis and will only be provided to the Contractor's technical personnel whose services are exclusively required for the fulfillment of the terms and conditions of this contract.

20. BLANKET PURCHASE AGREEMENTS (BPAs)

The use of BPAs under any schedule contract to fill repetitive needs for supplies or services is allowable. BPAs may be established with one or more schedule contractors. The number of BPAs to be established is within the discretion of the ordering activity establishing the BPA and should be based on a strategy that is expected to maximize the effectiveness of the BPA(s). Ordering activities shall follow FAR 8.405-3 when creating and implementing BPA(s).

21. CONTRACTOR TEAM ARRANGEMENTS

Contractors participating in contractor team arrangements must abide by all terms and conditions of their respective contracts. This includes compliance with Clauses 552.238-74, Industrial Funding Fee and Sales Reporting, i.e., each contractor (team member) must report sales and remit the IFF for all products and services provided under its individual contract.

22. INSTALLATION, DEINSTALLATION, REINSTALLATION

The Davis-Bacon Act (40 U.S.C. 276a-276a-7) provides that contracts in excess of $2,000 to which the United States or the District of Columbia is a party for construction, alteration, or repair (including painting and decorating) of public buildings or public works with the United States, shall contain a clause that no laborer or mechanic employed directly upon the site of the work shall received less than the prevailing wage rates as determined by the Secretary of Labor. The requirements of the Davis-Bacon Act do not apply if the construction work is incidental to the furnishing of supplies, equipment, or services. For example, the requirements do not apply to simple installation or alteration of a public building or public work that is incidental to furnishing supplies or equipment under a supply contract. However, if the construction, alteration or repair is segregable and exceeds $2,000, then the requirements of the Davis-Bacon Act applies.

The ordering activity issuing the task order against this contract will be responsible for proper administration and enforcement of the Federal labor standards covered by the Davis-Bacon Act. The proper Davis-Bacon wage determination will be issued by the ordering activity at the time a request for quotations is made for applicable construction classified installation, deinstallation, and reinstallation services under SIN 132-8 or 132-9.

23. SECTION 508 COMPLIANCE.

I certify that in accordance with 508 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794d), FAR 39.2, and the Architectural and Transportation Barriers Compliance Board Electronic and Information Technology (EIT) Accessibility Standards (36 CFR 1194) General Services Administration (GSA), that all IT hardware/software/services are 508 compliant:

Yes X

No _____

The offeror is required to submit with its offer a designated area on its website that outlines the Voluntary Product Accessibility Template (VPAT) or equivalent qualification, which ultimately becomes the Government Product Accessibility Template (GPAT). Section 508 compliance information on the supplies and services in this contract are available at the following website address(URL): _____

The EIT standard can be found at: www.Section508.gov/.

24. PRIME CONTRACTOR ORDERING FROM FEDERAL SUPPLYSCHEDULES.

Prime Contractors (on cost reimbursement contracts) placing orders under Federal Supply Schedules, on behalf of an ordering activity, shall follow the terms of the applicable schedule and authorization and include with each order –

(a) A copy of the authorization from the ordering activity with whom the contractor has the prime contract (unless a copy was previously furnished to the Federal Supply Schedule contractor); and

(b) The following statement:

This order is placed under written authorization from_____dated_____. In the event of any inconsistency between the terms and conditions of this order and those of your Federal Supply Schedule contract, the latter will govern.

25. INSURANCE—WORK ON A GOVERNMENT INSTALLATION (JAN 1997)(FAR52.228-5)

(a) The Contractor shall, at its own expense, provide and maintain during the entire performance of this contract, at least the kinds and minimum amounts of insurance required in the Schedule or elsewhere in the contract.

(b) Before commencing work under this contract, the Contractor shall notify the Contracting Officer in writing that the required insurance has been obtained. The policies evidencing required insurance shall contain an endorsement to the effect that any cancellation or any material change adversely affecting the Government's interest shall not be effective—

(1) For such period as the laws of the State in which this contract is to be performed prescribe;or

(2) Until 30 days after the insurer or the Contractor gives written notice to the Contracting Officer, whichever period is longer.

(c) The Contractor shall insert the substance of this clause, including this paragraph (c), in subcontracts under this contract that require work on a Government installation and shall require subcontractors to provide and maintain the insurance required in the Schedule or elsewhere in the contract. The Contractor shall maintain a copy of all subcontractors' proofs of required insurance, and shall make copies available to the Contracting Officer upon request.

26. SOFTWARE INTEROPERABILITY.

Offerors are encouraged to identify within their software items any component interfaces that support open standard interoperability. An item’s interface may be identified as interoperable on the basis of participation in a Government agency-sponsored program or in an independent organization program. Interfaces may be identified by reference to an interface registered in the component registry located at http://www.core.gov.

27. ADVANCE PAYMENTS

A payment under this contract to provide a service or deliver an article for the United States Government may not be more than the value of the service already provided or the article already delivered. Advance or pre-payment is not authorized or allowed under this contract. (31 U.S.C. 3324)

TERMS AND CONDITIONS APPLICABLE TO INFORMATION TECHNOLOGY (IT) PROFESSIONAL SERVICES (SPECIAL ITEM NUMBER 54151S)

1. SCOPE

a. The prices, terms and conditions stated under Special Item Number 54151S Information Technology Professional Services apply exclusively to IT Professional Services within the scope of this Information Technology Schedule.

b. The Contractor shall provide services at the Contractor’s facility and/or at the ordering activity location, as

agreed to by the Contractor and the orderingactivity.

2. PERFORMANCE INCENTIVES I-FSS-60 Performance Incentives (April 2000)

a. Performance incentives may be agreed upon between the Contractor and the ordering activity on individual fixed price orders or Blanket Purchase Agreements under this contract.

b. The ordering activity must establish a maximum performance incentive price for these services and/or total solutions on individual orders or Blanket Purchase Agreements.

c. Incentives should be designed to relate results achieved by the contractor to specified targets. To the maximum extent practicable, ordering activities shall consider establishing incentives where performance is critical to the ordering activity's mission and incentives are likely to motivate the contractor. Incentives shall be based on objectively measurable tasks.

3. ORDER

a. Agencies may use written orders, EDI orders, blanket purchase agreements, individual purchase orders, or task orders for ordering services under this contract. Blanket Purchase Agreements shall not extend beyond the end of the contract period; all services and delivery shall be made and the contract terms and conditions shall continue in effect until the completion of the order. Orders for tasks which extend beyond the fiscal year for which funds are available shall include FAR 52.232-19 (Deviation – May 2003) Availability of Funds for the Next Fiscal Year. The purchase order shall specify the availability of funds and the period for which funds are available.

b. All task orders are subject to the terms and conditions of the contract. In the event of conflict between a task order and the contract, the contract will takeprecedence.

4. PERFORMANCE OF SERVICES

a. The Contractor shall commence performance of services on the date agreed to by the Contractor and the ordering activity.

b. The Contractor agrees to render services only during normal working hours, unless otherwise agreed to by the Contractor and the orderingactivity.

c. The ordering activity should include the criteria for satisfactory completion for each task in the Statementof Work or Delivery Order. Services shall be completed in a good and workmanlike manner.

d. Any Contractor travel required in the performance of IT Services must comply with the Federal Travel Regulation or Joint Travel Regulations, as applicable, in effect on the date(s) the travel is performed. Established Federal Government per diem rates will apply to all Contractor travel. Contractors cannot use GSA city pair contracts.

5. STOP-WORK ORDER (FAR 52.242-15) (AUG 1989)

(a) The Contracting Officer may, at any time, by written order to the Contractor, require the Contractor to stop all, or any part, of the work called for by this contract for a period of 90 days after the order is delivered to the Contractor, and for any further period to which the parties may agree. The order shall be specifically identified as a stop-work order issued under this clause. Upon receipt of the order, the Contractor shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage. Within a period of 90 days after a stop-work is delivered to the Contractor, or within any extension of that period to which the parties shall have agreed, the Contracting Officer shall either-

(1) Cancel the stop-work order; or

(2) Terminate the work covered by the order as provided in the Default, or the Termination for Convenience of the Government, clause of thiscontract.

(b) If a stop-work order issued under this clause is canceled or the period of the order or any extension thereof expires, the Contractor shall resume work. The Contracting Officer shall make an equitable adjustment in the delivery schedule or contract price, or both, and the contract shall be modified, in writing, accordingly, if-

(1) The stop-work order results in an increase in the time required for, or in the Contractor'scost properly allocable to, the performance of any part of this contract;and

(2) The Contractor asserts its right to the adjustment within 30 days after the end of the period of work stoppage; provided, that, if the Contracting Officer decides the facts justify the action, the Contracting Officer may receive and act upon the claim submitted at any time before final payment under this contract.

(c) If a stop-work order is not canceled and the work covered by the order is terminated for the convenience of the Government, the Contracting Officer shall allow reasonable costs resulting from the stop-work order in arriving at the termination settlement.

(d) If a stop-work order is not canceled and the work covered by the order is terminated for default, the Contracting Officer shall allow, by equitable adjustment or otherwise, reasonable costs resulting from the stop-work order.

6. INSPECTION OF SERVICES

The Inspection of Services–Fixed Price (AUG 1996) (Deviation 1 – May 2003) clause at FAR 52.246-4 applies to firm-fixed price orders placed under this contract. The Inspection–Time-and-Materials and Labor-Hour (May 2001) (Deviation 1 – May 2003) clause at FAR 52.246-6 applies to time-and-materials and labor-hour orders placed under this contract.

7. RESPONSIBILITIES OF THE CONTRACTOR

The Contractor shall comply with all laws, ordinances, and regulations (Federal, State, City, or otherwise) covering work of this character. If the end product of a task order is software, then FAR 52.227-14 (Deviation – Dec 2007) Rights in Data – General, may apply.

8. RESPONSIBILITIES OF THE ORDERING ACTIVITY

Subject to security regulations, the ordering activity shall permit Contractor access to all facilities necessary to perform the requisite IT Professional Services.

9. INDEPENDENT CONTRACTOR

All IT Professional Services performed by the Contractor under the terms of this contract shall be as an independent Contractor, and not as an agent or employee of the ordering activity.

10. ORGANIZATIONAL CONFLICTS OF INTEREST

a. Definitions.

"Contractor" means the person, firm, unincorporated association, joint venture, partnership, or corporation that is a party to this contract.

"Contractor and its affiliates" and "Contractor or its affiliates" refers to the Contractor, its chief executives, directors, officers, subsidiaries, affiliates, subcontractors at any tier, and consultants and any joint venture involving the Contractor, any entity into or with which the Contractor subsequently merges or affiliates, or any other successor or assignee of the Contractor.

An "Organizational conflict of interest" exists when the nature of the work to be performed under a proposed ordering activity contract, without some restriction on ordering activities by the Contractor and its affiliates, may either (i) result in an unfair competitive advantage to the Contractor or its affiliates or (ii) impair the Contractor's or its affiliates' objectivity in performing contract work.

b. To avoid an organizational or financial conflict of interest and to avoid prejudicing the best interests ofthe ordering activity, ordering activities may place restrictions on the Contractors, its affiliates, chief executives, directors, subsidiaries and subcontractors at any tier when placing orders against schedule contracts. Such restrictions shall be consistent with FAR 9.505 and shall be designed to avoid, neutralize, or mitigate organizational conflicts of interest that might otherwise exist in situations related to individual orders placed against the schedule contract. Examples of situations, which may require restrictions, are provided at FAR 9.508.

11. INVOICES

The Contractor, upon completion of the work ordered, shall submit invoices for IT Professional services. Progress payments may be authorized by the ordering activity on individual orders if appropriate. Progress payments shall be based upon completion of defined milestones or interim products. Invoices shall be submitted monthly for recurring services performed during the preceding month.

12. PAYMENTS

For firm-fixed price orders the ordering activity shall pay the Contractor, upon submission of proper invoices or vouchers, the prices stipulated in this contract for service rendered and accepted. Progress payments shall be made only when authorized by the order. For time-and-materials orders, the Payments under Time-and-Materials and Labor-Hour Contracts at FAR 52.212-4 (OCT 2008) (ALTERNATE I – OCT 2008) (DEVIATION I – FEB 2007) applies to time-and-materials orders placed under this contract. For labor-hour orders, the Payment under Time-and-Materials and Labor-Hour Contracts at FAR 52.212-4 (OCT 2008) (ALTERNATE I – OCT 2008) (DEVIATION I – FEB 2007) applies to labor-hour orders placed under this contract. 52.216-31(Feb 2007) Time-and-Materials/Labor-Hour Proposal Requirements—Commercial Item Acquisition As prescribed in 16.601(e)(3), insert the following provision:

(a) The Government contemplates award of a Time-and-Materials or Labor-Hour type of contract resulting from this solicitation.

(b) The offeror must specify fixed hourly rates in its offer that include wages, overhead, general and administrative expenses, and profit. The offeror must specify whether the fixed hourly rate for each labor category applies to labor performed by—

(1) The offeror;
(2) Subcontractors; and/or
(3) Divisions, subsidiaries, or affiliates of the offeror under a common control.

13. RESUMES

Resumes shall be provided to the GSA Contracting Officer or the user ordering activity upon request.

14. INCIDENTAL SUPPORT COSTS

Incidental support costs are available outside the scope of this contract. The costs will be negotiated separately with the ordering activity in accordance with the guidelines set forth in the FAR.

15. APPROVAL OF SUBCONTRACTS

The ordering activity may require that the Contractor receive, from the ordering activity's Contracting Officer, written consent before placing any subcontract for furnishing any of the work called for in a task order.

16. DESCRIPTION OF IT PROFESSIONAL SERVICES ANDPRICING

While the TruePoint team is comprised of some of the most effective consultants in the industry, there are nominal instances where this success is not a direct result of the conferral of a college degree, but rather, of a broad range of lived project experience, ultimately generating success at a significant number of TruePoint (and other agency) engagements. TruePoint's methodology for replacement substitutes five years of successful project experience for a BS degree. There are only a few employees at our firm who do not possess a four year degree, but we would insist that their accomplishments (as demonstrated in their resumes) provide ample evidence of their efficacy.

a. The Contractor shall provide a description of each type of IT Service offered under Special Item Numbers 54151S IT Professional Services should be presented in the same manner as the Contractor sells to its commercial and other ordering activity customers. If the Contractor is proposing hourly rates, a description of all corresponding commercial job titles (labor categories) for those individuals who will perform the service should be provided.

b. Pricing for all IT Professional Services shall be in accordance with the Contractor's customary commercial practices; e.g., hourly rates, monthly rates, term rates, and/or fixed prices.

SIN	SERVICE	PRICE OFFERED TO GSA (including IFF)
54151S	Business Analyst	$157.93
54151S	Implementation Consultant I	$147.42
54151S	Project Manager	$173.73
54151S	Report Dev Consultant	$147.42
54151S	Technical Consultant	$147.42
54151S	Trainer	$173.73
54151s	Web Consultant	$173.73

Service	Brief Description	Yrs of Experience	Min Education Requirements
Project Manager	Heads entire scope of project and serves as the TruePoint point of contact for the agency. Prepares regular status reports to summarize progress of the project.	7yrs	Bachelor's of Science
Report Development Consultant	Responsible for creating customized reports. Provides services to extend your system's reporting functions and performance or migrate your technology to the latest platform and benefits. Our Reporting Consultants work closely with each client to plan, build, and test reports.	4yrs	Bachelor's of Science
Implementation Consultant I	Configure, test, and implement software totrack government activities. Conduct training for users and administrators of the system. Design reports to meet customer specifications.	5yrs	Bachelor's of Science
Business Analyst	Responsible for business process analysis and reengineering efforts, as well as requirements collection and documentation.	8yrs	Bachelor's of Science
Technical Consultant	Responsible for data conversion during implementation process, ensuring that data integrity is maintained throughout.	6yrs	Bachelor's of Science
Web Consultant	Assist customers with developing and designing a customized public access portal to provide citizen access to the database.	5yrs	Bachelor's of Science
Trainer	The Trainer provides administrative training, core team setup training and end user training to Agency staff.	5yrs	Bachelor's of Science

USA COMMITMENT TO PROMOTE SMALL BUSINESS PARTICIPATION PROCUREMENT PROGRAMS

PREAMBLE

TruePoint Solutions, LLC provides commercial products and services to ordering activities. We are committed to promoting participation of small, small disadvantaged and women-owned small businesses in our contracts. We pledge to provide opportunities to the small business community through reselling opportunities, mentor-protégé programs, joint ventures, teaming arrangements, and subcontracting.

COMMITMENT

To actively seek and partner with small businesses.

To identify, qualify, mentor and develop small, small disadvantaged and women-owned small businesses by purchasing from these businesses whenever practical.

To develop and promote company policy initiatives that demonstrate our support for awarding contracts and subcontracts to small business concerns.

To undertake significant efforts to determine the potential of small, small disadvantaged and women-owned small business to supply products and services to our company.

To insure procurement opportunities are designed to permit the maximum possible participation of small, small disadvantaged, and women-owned small businesses.

To attend business opportunity workshops, minority business enterprise seminars, trade fairs, procurement conferences, etc., to identify and increase small businesses with whom to partner.

To publicize in our marketing publications our interest in meeting small businesses that may be interested in subcontracting opportunities.

We signify our commitment to work in partnership with small, small disadvantaged and women-owned small businesses to promote and increase their participation in ordering activity contracts. To accelerate potential opportunities please contact

Kent Johnson kjohnson@truepointsoluitons.com **916-259-1293 ph 916-256-1975 fax**
916-607-4490 cell

BEST VALUE
BLANKET PURCHASE AGREEMENT
FEDERAL SUPPLY SCHEDULE

(Insert Customer Name)

In the spirit of the Federal Acquisition Streamlining Act (ordering activity) and (Contractor) enter into a cooperative agreement to further reduce the administrative costs of acquiring commercial items from the General Services Administration (GSA) Federal Supply Schedule Contract(s)_____.

Federal Supply Schedule contract BPAs eliminate contracting and open market costs such as: search for sources; the development of technical documents, solicitations and the evaluation of offers. Teaming Arrangements are permitted with Federal Supply Schedule Contractors in accordance with Federal Acquisition Regulation (FAR) 9.6.

This BPA will further decrease costs, reduce paperwork, and save time by eliminating the need for repetitive, individual purchases from the schedule contract. The end result is to create a purchasing mechanism for the ordering activity that works better and costs less.

Signatures

_____		_____	
Ordering Activity	Date	Contractor	Date

BPA NUMBER_____

(CUSTOMER NAME)
BLANKET PURCHASE AGREEMENT

Pursuant to GSA Federal Supply Schedule Contract Number(s)_____, Blanket Purchase Agreements, the Contractor agrees to the following terms of a Blanket Purchase Agreement (BPA) EXCLUSIVELY WITH (ordering activity):

(1) The following contract items can be ordered under this BPA. All orders placed against this BPA aresubject to the terms and conditions of the contract, except as notedbelow:

MODEL NUMBER/PART NUMBER	*SPECIAL BPA DISCOUNT/PRICE
_____	_____
_____	_____
_____	_____

(2) Delivery:

DESTINATION	DELIVERY SCHEDULES / DATES
_____	_____
_____	_____
_____	_____

(3) The ordering activity estimates, but does not guarantee, that the volume of purchases through this agreement will be .

(4) This BPA does not obligate any funds.

(5) This BPA expires on_____or at the end of the contract period, whichever isearlier.

(6) The following office(s) is hereby authorized to place orders under this BPA:

OFFICE	POINT OF CONTACT
_____	_____
_____	_____
_____	_____

(7) Orders will be placed against this BPA via Electronic Data Interchange (EDI), FAX, or paper.

(8) Unless otherwise agreed to, all deliveries under this BPA must be accompanied bydelivery tickets or sales slips that must contain the following information as aminimum:

(a) Name of Contractor;

(b) Contract Number;

(c) BPA Number;

(d) Model Number or National Stock Number (NSN);

(e) Purchase Order Number;

(f) Date of Purchase;

(g) Quantity, Unit Price, and Extension of Each Item(unit prices and extensions need not be shown when incompatible with the use of automated systems; provided, that the invoice is itemized to show the information); and

(h) Date of Shipment.

(9) The requirements of a proper invoice are specified in the Federal Supply Schedule contract. Invoices will be submitted to the address specified within the purchase order transmission issued against this BPA.

(10) The terms and conditions included in this BPA apply to all purchases made pursuant to it. In the event ofan inconsistency between the provisions of this BPA and the Contractor's invoice, the provisions of this BPA will take precedence.

****

BASIC GUIDELINES FOR USING
"CONTRACTOR TEAM ARRANGEMENTS"

Federal Supply Schedule Contractors may use "Contractor Team Arrangements" (see FAR 9.6) to provide solutions when responding to a ordering activity requirements.

These Team Arrangements can be included under a Blanket Purchase Agreement (BPA). BPAs are permitted under all Federal Supply Schedule contracts.

Orders under a Team Arrangement are subject to terms and conditions or the Federal Supply Schedule Contract.

Participation in a Team Arrangement is limited to Federal Supply Schedule Contractors.

Customers should refer to FAR 9.6 for specific details on Team Arrangements.

Here is a general outline on how it works:

- The customer identifies their requirements.
- Federal Supply Schedule Contractors may individually meet the customers needs, or-
- Federal Supply Schedule Contractors may individually submit a Schedules "Team Solution" to meet the customer's requirement.
- Customers make a best value selection.

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.10
File #: 0400-04-12-1
Item ID: 2025-527

Title:	Sierra Vista Phase 2 Backbone - Notice of Completion
Contact:	Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

SUMMARY

Staff recommends approval of the Notice of Completion for the Sierra Vista Phase 2 Backbone Project as complete. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista Phase 2 Backbone Project CWJ # 190319 as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications.

FISCAL IMPACT

The actions requested as part of this action have no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. A Notice of Completion meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Ignacio Vizcarra, Construction Inspector Supervisor

Mike Isom, Development Services Director

ATTACHMENTS:

1. Resolution 25-287

2. Notice of Completion
3. Area Map
4. Final Map
5. Sierra Vista - Frederico-EE6
6. SierraVistaKTPropLLM-EE33
7. Encroachment Bond Rider - EN19-0864

REVIEWERS:

Ignacio Vizcarra, Development Services Department - Engineering Division	Created/Initiated - 8/14/2025
Marc Stout, Development Services Department - Engineering Division	Approved - 8/14/2025
Mike Isom, Development Services Department	Approved - 8/14/2025
Gretchen Hakala, City Attorney Department	Approved - 8/18/2025
Katrina Six, City Clerk Department	Approved - 8/18/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/21/2025
Dominick Casey, City Manager Department - City Manager	Approved - 8/21/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

RESOLUTION NO. 25-287

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA PHASE 2 BACKBONE PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

BE IT RESOLVED by the Council of the City of Roseville as follows:

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Sierra Vista Phase 2 Backbone; is hereby approved and the public work accepted.

2. A portion of the right-of-way and easements offered for dedication on the final map of Sierra Vista Federico Large Lot Subdivision recorded in Book EE of Maps, Page 6, Sierra Vista KT Properties Large Lot Subdivision recorded in Book EE of Maps, page 33 and Sierra Vista KT Properties Phase 2 Large Lot Subdivision recorded in Book FF of Maps, Page 18 in the office of the recorder of Placer County, is hereby accepted by the City in part as said dedications relates to the improvement plan set known as Sierra Vista Phase 2 Backbone.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____day of _____, 20_____ , by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

CITY CLERK
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678

Exempt from recording fees
Pursuant to Gov't Code §27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work of improvement known as the Sierra Vista Phase 2 Backbone Project was completed and accepted by the City of Roseville on _____. The location is situated in the City of Roseville, County of Placer, State of California and is indicated on the attached map, marked as Exhibit "A" and incorporated herein by this reference. The real property herein described is owned by the City of Roseville, 311 Vernon Street, Roseville CA 95678.

The direct/general contractor on said project was Marques General Engineering.

The surety on said project was Encroachment Permit Faithful Performance Bond No. LICX1195245 From Lexon Insurance Company, a Texas Corporation.

_____

Marc Stout

City Engineer
City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

I, Marc Stout, being first duly sworn, depose and say: I am the City Engineer of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

Marc Stout

City Engineer
City of Roseville

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

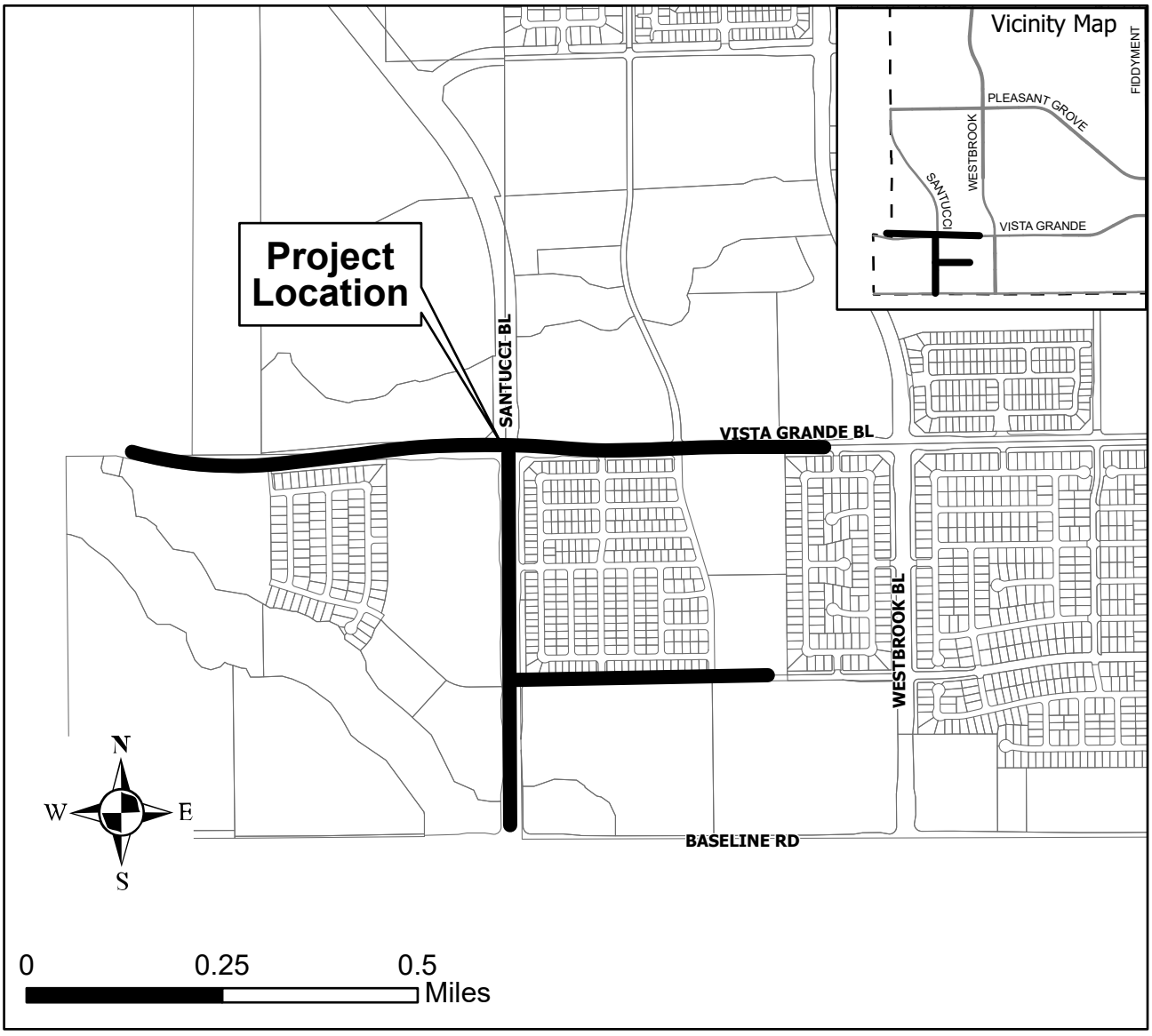
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, Marc Stout proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

EXHIBIT A

City of Roseville
Sierra Vista Phase 2
Backbone



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY, AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A BUS SHELTER TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "B.S.E." (BUS SHELTER EASEMENT)

(C) PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "P.E." (PASEO EASEMENT).

(D) PUBLIC SEWER EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF SEWER FACILITIES ON, OVER, UNDER AND ACROSS THE AREA SHOWN HEREON AND DESIGNATED "S.E." (SEWER EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS LOT A, SANTUCCI BOULEVARD, VISTA GRANDE BOULEVARD, SIERRA VILLAGE DRIVE, BASELINE ROAD AND ALSO SHOWN HEREON AND DESIGNATED AS I.O.D./R.O.W AND THOSE SEPARATE AREAS SHOWN HEREON AND DESIGNATED I.O.D./R.O.W..

(B) 2 & 9 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR OPEN SPACE PURPOSES.

(C) LOT 3 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A SEWER LIFT STATION.

(D) LOT 1, 7 & 13 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR PARK PURPOSES.

(E) LOT 12 SHOWN HEREON IS HEREBY RESERVED TO BE DEDICATED IN THE FUTURE AS A SCHOOL SITE.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: CHRYSANTHY DEMOS
TITLE: PRESIDENT & CEO

BY: _____
NAME: RYAN CLAYCOMB
TITLE: VICE PRESIDENT

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____
NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

BY: _____
NAME: EARL KEITH
TITLE: VICE PRESIDENT

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ROSEVILLE SHALL RECONVEY LOT 3 AS SHOWN HEREON TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ROSEVILLE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: SIERRA VISTA COMMUNITIES, LLC

ADDRESS: 1025 CREEK RIDGE DRIVE
ROSEVILLE CA, 95678

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Sacramento SS

ON THE 9th DAY OF September, 2020, BEFORE ME, Alim Valiev
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,
Chrysanthy Demos and Ryan Claycomb, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: Alim Valiev

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Sacramento

MY COMMISSION EXPIRES: 12-27-2023

MY COMMISSION NO.: 2317355

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Placer SS

ON THE 8th DAY OF September, 2020, BEFORE ME, Monique Reynolds
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,
Larry Gualco + Earl Keith, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: Monique Reynolds

PRINTED NAME: Monique Reynolds

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Placer

MY COMMISSION EXPIRES: Nov. 24, 2020

MY COMMISSION NO.: 2171057

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN OCTOBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____
CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: 9/8/20

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
12/31/21
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: 9/15/20
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 9/15/20
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE EASEMENTS OFFERED HEREON FOR DEDICATION. BUT HAS REJECTED AT THIS TIME ON BEHALF OF THE PUBLIC, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATIONS LISTED HEREON WITHIN NOTE 4 ON SHEET 2.

Sonia Orozco
CITY CLERK, CITY OF ROSEVILLE

DATE: 09-21-2020 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 1 DAY OF October, 2020, AT 10:26 AM. IN BOOK FF OF MAPS, AT PAGE 18, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

Ryan Ronco
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2020-0109701

BY: _____
DEPUTY

FEE: $ 107.00

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

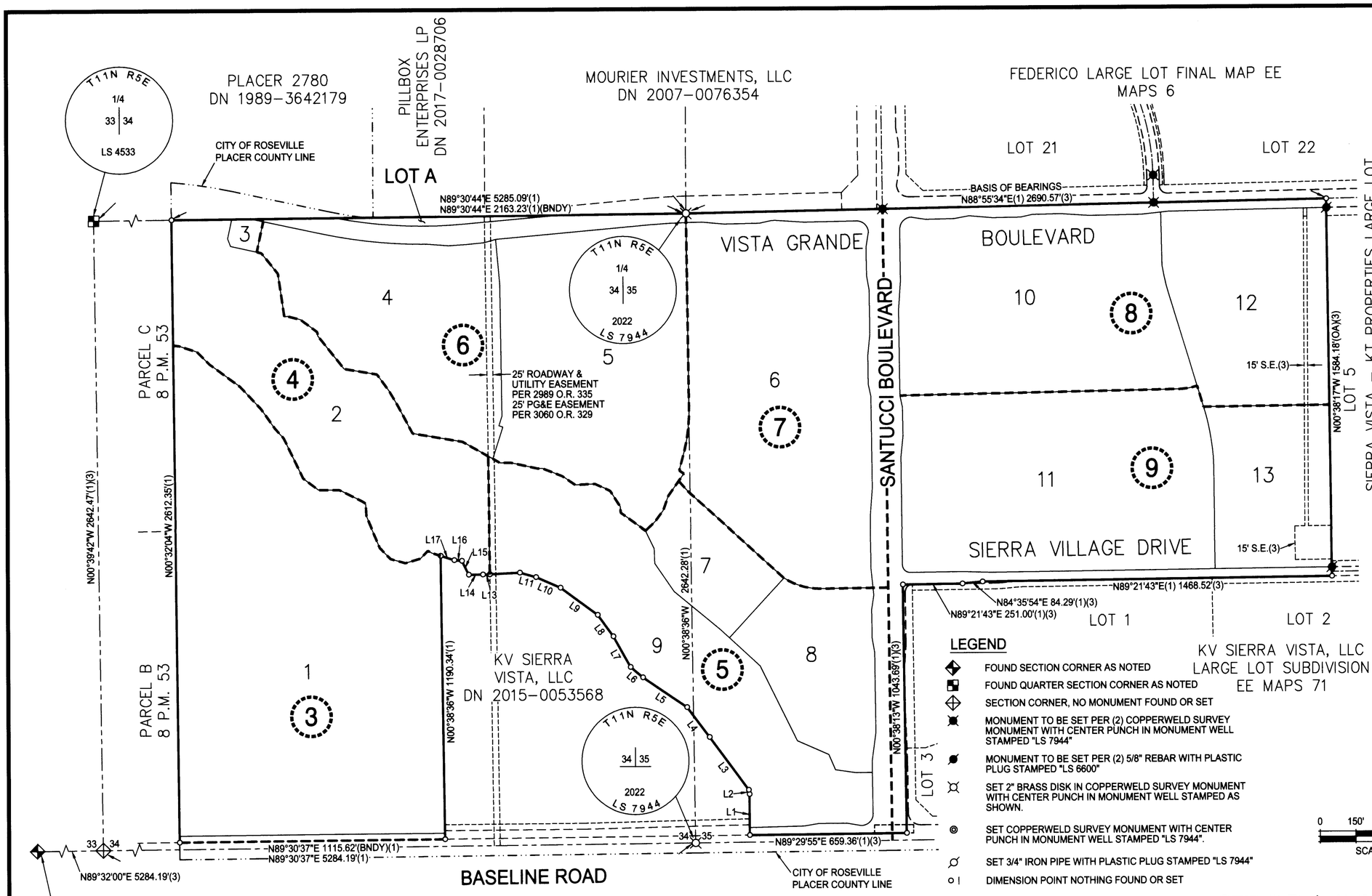
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

SEPTEMBER 2020

SHEET 1 OF 9

7310.024



NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 224.08 ACRES +/-, GROSS, CONSISTING OF 6 LARGE LOTS FOR FUTURE DEVELOPMENT, 2 PUBLIC OPEN SPACE LOTS, 1 PUBLIC SEWER LIFT STATION, 3 PUBLIC PARK LOTS AND 1 SCHOOL SITE LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. THE EASEMENT FOR TEMPORARY INGRESS/EGRESS EASEMENT GRANTED TO FRANK T. CHAN TRUST OF THE FRANK T. CHAN FAMILY TRUST U/A DATED DECEMBER 8, 2003 ET AL., IN DEED RECORDED AUGUST 13, 2015, AS INSTRUMENT NO. 2015-0070559, OFFICIAL RECORD OF PLACER COUNTY IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON
4. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON ARE HEREBY MERGED AND RESUBDIVIDED AND THE FOLLOWING IRREVOCABLE OFFER OF DEDICATION FOR RIGHT OF WAY, OPEN SPACE, SEWER PUMP STATION, EASEMENT, PUBLIC UTILITY EASEMENT, CITY OF ROSEVILLE EASEMENT THAT AFFECT THIS MAP ARE HEREBY ABANDONED.
   - A. RIGHT OF WAY, AREA R-1, R-6, R-7, R-8 & R-9 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064318, OFFICIAL RECORDS OF PLACER COUNTY.
   - B. OPEN SPACE, AREA O-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064318, OFFICIAL RECORDS OF PLACER COUNTY.
   - C. EASEMENT, AREA E-3 & E-4 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064325, OFFICIAL RECORDS OF PLACER COUNTY.
   - D. PUBLIC UTILITY EASEMENT, AREA R-1, R-7, R-8 & R-9 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064325, OFFICIAL RECORDS OF PLACER COUNTY.
   - E. CITY OF ROSEVILLE EASEMENT, AREA R-6 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064326, OFFICIAL RECORDS OF PLACER COUNTY.
   - F. RIGHT OF WAY, AREA R-6 & R-8 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064319, OFFICIAL RECORDS OF PLACER COUNTY.
   - G. OPEN SPACE, AREA O-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064319, OFFICIAL RECORDS OF PLACER COUNTY.
   - H. SEWER PUMP STATION, AREA PQP-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064319, OFFICIAL RECORDS OF PLACER COUNTY.
   - I. EASEMENT, AREA E-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064327, OFFICIAL RECORDS OF PLACER COUNTY.
   - J. PUBLIC UTILITY EASEMENT, AREA R-8 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064327, OFFICIAL RECORDS OF PLACER COUNTY.
   - K. CITY OF ROSEVILLE EASEMENT, AREA R-6 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064328, OFFICIAL RECORDS OF PLACER COUNTY.

LEGEND

◆	FOUND SECTION CORNER AS NOTED
■	FOUND QUARTER SECTION CORNER AS NOTED
◈	SECTION CORNER, NO MONUMENT FOUND OR SET
⊠	MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
⊘	MONUMENT TO BE SET PER (2) 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
⊗	SET 2" BRASS DISK IN COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED AS SHOWN.
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944".
⊘	SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944"
o |	DIMENSION POINT NOTHING FOUND OR SET

AC.	ACRE
BNDY	BOUNDARY
CB	CHORD BEARING
CD	CHORD DISTANCE
℄	CENTERLINE
DN	DOCUMENT NUMBER
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
I.P.	IRON PIPE
L.L.T.M.	LARGE LOT TENTATIVE MAP
M.A.E.	MAINTENANCE ACCESS EASEMENT
(OA)	OVERALL
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
S.L.T.M.	SMALL LOT TENTATIVE MAP
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

N

0 150' 300' 600'
SCALE IN FEET

BASIS OF BEARINGS:

THE BEARING N 88°55'34" W , AS SHOWN ALONG THE NORTH BOUNDARY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON NOVEMBER, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) 22 RS 135
(2) EE MAPS 6
(3) EE MAPS 33
(4) DN 2018-0008016

LINE TABLE

#	BEARING	LENGTH
L1(1)(3)	N00°11'16"W	171.92'
L2(1)(3)	N09°07'22"W	18.39'
L3(1)(3)	N36°14'35"W	275.76'
L4(1)(3)	N36°36'24"W	157.05'
L5(1)(3)	N55°47'35"W	223.87'
L6(1)(3)	N49°30'58"W	67.92'
L7(1)(3)	N29°12'09"W	147.49'
L8(1)(3)	N35°59'17"W	111.83'
L9(1)(3)	N53°39'22"W	193.94'
L10(1)(3)	N66°12'56"W	111.62'
L11(1)(3)	N73°56'55"W	69.64'
L12(1)	N87°15'49"E	125.83'
L13(1)	N87°15'49"E	29.14'
L14(1)	N89°39'56"E	59.57'
L15(1)	N26°11'00"W	65.03'
L16(1)	N84°17'15"W	32.90'
L17(1)	N72°13'16"W	60.42'

LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
1	KT-50	KT-50
2	KT-80A	KT-80A
3	KT-60	KT-60
4	KT-1A	KT-1A
5	KT-1B	KT-1B
6	KT-20	KT-20
7	KT-51	KT-51
8	KT-30	KT-30
9	KT-80B	KT-80B
10	KT-21A	KT-21A
11	KT-21B	KT-21B
12	KT-61	KT-61
13	KT-52	KT-52

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

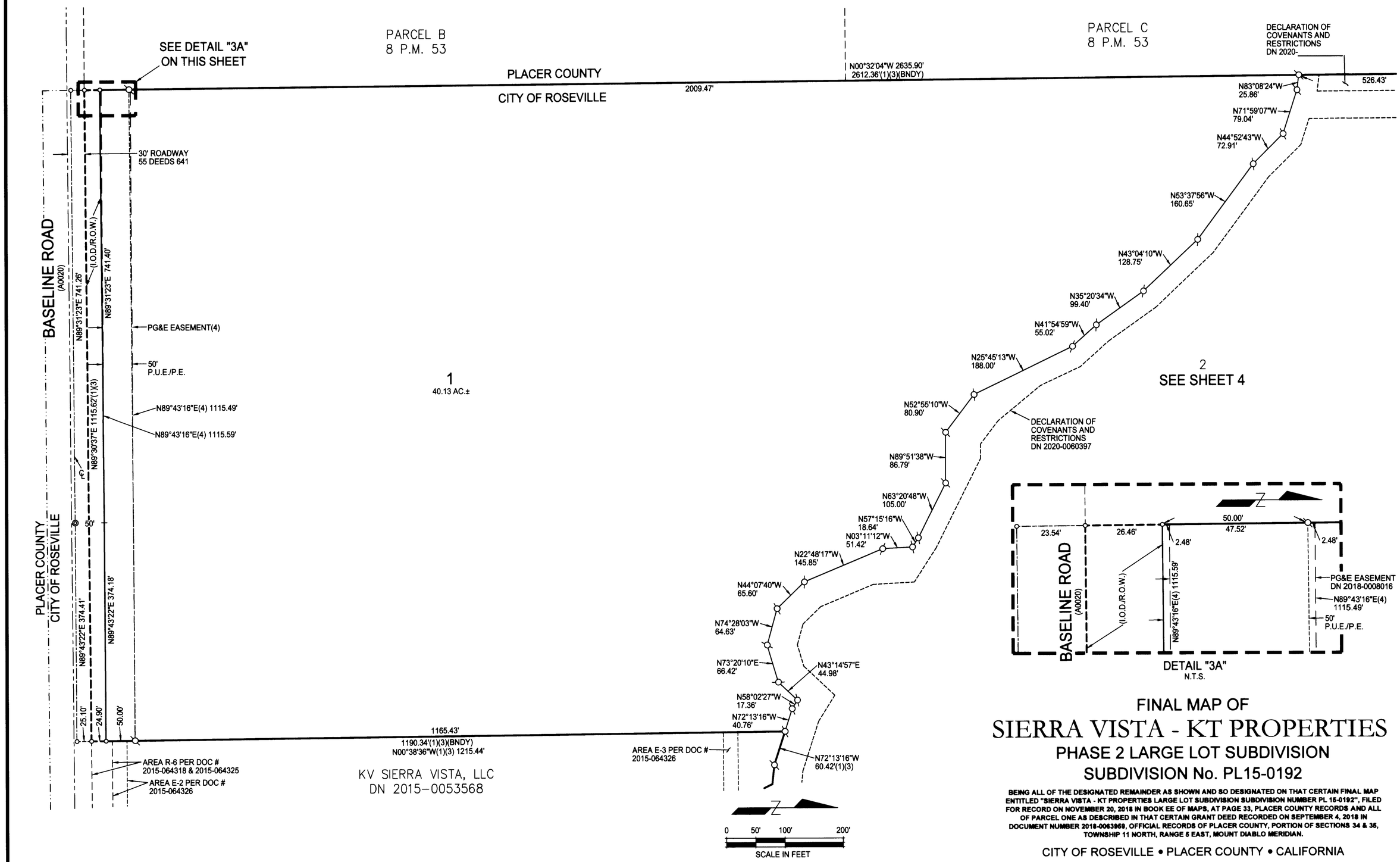
BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

SEPTEMBER 2020

SHEET 2 OF 9 7310.024



DETAIL "3A"
N.T.S.

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

SEPTEMBER 2020

SHEET 3 OF 9 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

PLACER 2780
DN 1989–3642179

VISTA GRANDE BOULEVARD

N77°52'58"W 129.21'
N77°52'58"W 299.15'
174.13'
249.88'
35' P.U.E./P.E.
89.27'
83.81'
35.00'
N12°07'02"E 131.09'
98.09'
19.83'
3
16,085 S.F.±
85.95'
112.29'
N38°46'13"W 110.83'
N08°11'38"W 183.20'
N82°56'57"E 14.13'
N75°29'36"W 54.95'
N53°21'41"W 89.12'
N03°04'03"W 14.83'
N38°17'01"W 178.23'
N80°16'09"W 139.50'
N36°03'34"W 85.94'
N30°33'00"W 66.47'
N27°51'11"W 137.31'
N80°21'10"W 214.30'
N60°30'20"W 180.28'
145.64'
123.44'
N17°53'28"E 139.79'
34.65'
56.85'
N89°46'48"E 45.30'
N89°30'44"E 2163.23'(1)
254.67'
N12°07'02"E 82.64'
N20°39'02"W 34.69'
N77°22'42"W 132.12'

CITY OF ROSEVILLE
PLACER COUNTY LINE

PLACER COUNTY
CITY OF ROSEVILLE
PARCEL C
8 P.M. 53

526.43'
N00°32'04"W 2612.36'(1)(3)

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2020-0060397

SEE SHEET 6

4

5

SEE SHEET 5

9

25' ROADWAY & UTILITY EASEMENT PER 2989 O.R. 335
25' PG&E EASEMENT PER 3060 O.R. 329

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2018-0061822

N00°38'37"W 494.80'

2
17.78 AC.±

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2020-0060397

N71°59'07"W 79.04'
N44°52'43"W 72.91'
N53°37'56"W 160.65'
N43°04'10"W 128.75'
N35°20'34"W 99.40'
N41°54'59"W 55.02'
N25°45'13"W 188.00'
N52°55'10"W 80.90'
N83°08'24"W 25.86'
2009.47'
1

N63°20'48"W 105.00'
N57°15'16"W 18.64'
N03°11'12"W 51.42'
N89°51'38"W 86.79'
N22°48'17"W 145.85'
N44°07'40"W 65.60'
N74°28'03"W 64.63'
N73°20'10"E 66.42'
N43°14'57"E 44.98'
N58°02'27"W 17.36'
N72°13'16"W 40.76'
N84°17'15"W 32.90'(1)(3)
N26°11'00"W 65.03'(1)(3)
N72°13'16"W 60.42'(1)(3)
N89°39'56"E 59.57'(1)(3)
N00°38'36"W(1)(3) 1215.44'
1190.34'(1)(3)(BND)
1165.43'
29.14'
125.83'(3)
N87°15'49"E 154.97'(1)

AREA E-3 PER DOC # 2015-064326

KV SIERRA VISTA, LLC
DN 2015–0053568

SEE SHEET 3

0 50' 100' 200'
SCALE IN FEET

FINAL MAP OF

SIERRA VISTA - KT PROPERTIES

PHASE 2 LARGE LOT SUBDIVISION

SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063969, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
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SEPTEMBER 2020

SHEET 4 OF 9

7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

PG&E EASEMENT(4)
88.76'
13.08'
P.U.E./P.E.
38.50'
51.58'
11.92'(1)(3)(BNDY)
N00°11'16"W 200.38'
11.50'
31.58'
20.08'
(I.O.D./R.O.W.)
(A0020) BASELINE ROAD
N89°41'57"E 659.59'
436.68'
N89°29'55"E 5284.19'(1)
1.53' (TIE)
SECTION LINE
DETAIL "5A"
N.T.S.

SEE SHEET 6

SEE SHEET 7

SEE DETAIL "7A" ON SHEET 7

KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

LOT 1

LOT 3

SANTUCCI BOULEVARD
(I.O.D./R.O.W.)

SEE DETAIL "5A" ON THIS SHEET

5

N65°17'08"W 69.96'
N32°49'57"W 79.22'
N03°32'08"W 25.76'
N87°12'50"E 82.49'
N55°41'55"W 64.66'
N54°06'29"W 130.15'
N68°23'31"W 90.30'
N89°46'48"E 21.20'
N77°28'09"W 113.27'
N89°46'48"E 45.30'
34.65'
56.85'
N60°30'20"W 180.28'(OA)

25' ROADWAY & UTILITY EASEMENT PER 2989 O.R. 335
25' PG&E EASEMENT PER 3060 O.R. 329

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2018-0061822

2

SEE SHEET 4

N00°38'37"W 494.80'
N89°39'56"E 59.57'(1)(3)
29.14'
125.83'(3)
N61°15'49"E 154.97'(1)
N73°56'55"W 69.64'(1)(3)
N66°12'56"W 111.62'(1)(3)
N53°39'22"W 193.94'(1)(3)
N35°59'17"W 111.83'(1)(3)
N29°12'09"W 147.49'(1)(3)
N49°30'58"W 67.92'(1)(3)
N55°47'35"W 223.87'(1)(3)
N36°36'24"W 157.05'(1)(3)
N36°14'35"W 275.76'(1)(3)
N09°07'22"W 18.39'(1)(3)

KV SIERRA VISTA, LLC
DN 2015-0053568

6

R=521' Δ=02°32'00" L=23.04'
CB=N56°10'38"W CD=23.03'
N14°47'59"E 85.11'
42.00'
N32°33'22"E(R)
N41°51'58"W 60.80'
N35°05'22"E(R) 112.47'
74.47'
N47°42'59"W 494.89'
25' P.U.E.
N20°02'14"E 66.56'
N36°29'29"E 56.91'
N46°04'26"E 55.88'
N25°55'01"W 84.45'
N01°46'24"W 61.46'
N34°22'30"W 143.78'
N50°11'13"W 243.98'
57.69'
175.02'
N47°20'41"W 232.71'
N26°07'45"W 351.77'

7
4.29 AC.±

9
17.26 AC.±

SECTION LINE
N00°38'36"W 2642.28'(1)

R=281' Δ=33°31'22" L=164.41'
CB=N73°52'36"W CD=162.07'
N89°21'43"E 218.48'
N47°25'56"W 45.89'
27.5' P.U.E.
S32°53'05"W(R)
25.00'
25' P.U.E.
25' S.E.
N42°39'19"E 340.01'
315.01'

8
7.51 AC.±

N08°49'31"E 60.83'
20'X20' B.S.E.
120.00'
71'
6'
N00°38'13"W 2651.10'(OA)
N10°05'57"W 60.83'
40' P.U.E./P.E.
336.35'
N00°38'13"W 2322.73'(OA)
1043.89'(1)(3)(BNDY)
N00°38'13"W 1014.57'
1062.55'
N07°53'38"E 121.34'
69'
79'
47.96'
22.00'
47.25'
N23°30'37"W 70.07'
N81°40'21"W 86.18'
N66°24'26"W 143.86'
N89°21'47"E 69.26'
102.20'
220.00'
172.04'
R=50'
Δ=90°20'10"
L=78.83'
CB=N44°31'52"E
CD=70.92'
N44°31'52"E 100.44'
S00°18'03"E(R)
HIGHWAY EASEMENT DN 2003-0058642
N89°47'44"E 61.07'
161.86'
N89°56'47"E 283.02'
N80°50'19"W 60.83'
N80°50'19"W 120.00'
N89°41'57"E 436.68'
N89°41'57"E 598.52'
20'X20' B.S.E.
PG&E EASEMENT(4)
N88°44'40"E 142.43'±
N80°14'16"E 60.83'
P.U.E./P.E.
N88°42'31"E 228.78'
88.76'
17.92'(1)(3)(BNDY)
N00°11'16"W 200.38'
CITY OF ROSEVILLE
PLACER COUNTY
CITY OF ROSEVILLE PLACER COUNTY LINE
AREA E-2 PER DOC # 2015-064326
AREA R-5 PER DOC # 2015-064318 & 2015-064325
30' ROADWAY 55 DEEDS 641
N89°29'55"E 5284.19'(1)
SECTION LINE
SEE DETAIL "5A" ON THIS SHEET

HIGHWAY EASEMENT DN 2003-0058642
N00°38'13"W 2651.10'(OA)
1062.55'
61.05'
29.99'
30.88'
N89°29'55"E 5284.19'(1)
SECTION LINE
0.88'
598.31'
N89°29'55"E 659.36'(1)(3)
29.99'
0.57'
N89°47'44"E 61.07'
N89°41'57"E 659.59'(OA)
DETAIL "5B"
N.T.S.

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SEPTEMBER 2020

7310.024

T11N R5E
34 | 35
2022
LS 7944

0 50' 100' 200'
SCALE IN FEET

SHEET 5 OF 9

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

PILLBOX ENTERPRISES LP
DN 2017-0028706

PLACER 2780
DN 1989-3642179

MOURIER INVESTMENTS, LLC
DN 2007-0076354

LOT A
21,991 S.F.±

CITY OF ROSEVILLE
PLACER COUNTY LINE

S10°52'00"W(R)

N89°30'44"E 2163.23'(1)

AREA R-1 PER DOC #
2015-064321 & 2015-064331

N88°55'34"E 2690.57'(1)(3)

83.81' 49.27' 35.00' 174.13' N77°52'58"W 299.15' 249.88' 176.27' N77°52'58"W 129.21' 940.84' 397.91' N84°53'41"E 789.08' 533.50' 358.17' 68.00'

CB=N87°07'09"W CD=545.17'
R=1962' Δ=15°58'19" L=546.94'
R=2000' Δ=17°13'21" L=601.17'
CB=N86°29'39"W CD=598 91'
R=2038' Δ=12°33'32" L=446.72'
CB=N84°09'44"W CD=445.82'

VISTA GRANDE BOULEVARD (I.O.D./R.O.W.)

664.55' 614.55' 74.52'

N01°04'26"W(R) 35.00'

R=2000' Δ=04°01'53" L=140.72'
CB=N86°54'38"E CD=140.69'
R=1962' Δ=04°01'53" L=138.05'
CB=N86°54'38"E CD=138.02'

3

96.09' N12°07'02"E 131.09' 19.83' 112.29' N77°22'42"W 132.12'(OA) N38°46'13"W 110.85' N38°11'38"W 183.20'

35' P.U.E./P.E.

N85°25'13"W 91.21'

R=2048' Δ=02°07'15" L=75.81'
CB=N85°57'18"E CD=75.80'

SEE DETAIL "6A" ON THIS SHEET

T11N R5E
1/4
34 | 35
2022
LS 7944

4
14.08 AC.±

N82°56'57"E 14.13' N75°29'36"W 54.95' N53°21'41"W 89.12' N03°04'03"W 14.83' N38°17'01"W 178.23' N80°16'09"W 139.50' N36°03'34"W 85.94' N30°33'00"W 66.47' N27°51'11"W 137.31' N80°21'10"W 214.30' N60°30'20"W 180.28' 145.64' 123.44' 34.65' 56.65'

5
19.56 AC.±

N00°38'13"W 722.30'

6

SEE SHEET 7

25' ROADWAY & UTILITY EASEMENT PER 2989 O.R. 335
25' PG&E EASEMENT PER 3060 O.R. 329

N00°38'13"W 556.17'

2

SEE SHEET 4

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2020-0060397

N17°53'28"E 42.00' N72°06'32"W 17.61' N17°53'28"E 139.79' N89°46'48"E 45.30' N77°28'09"W 113.27' N89°46'48"E 21.20' N68°23'31"W 90.30' N55°41'55"W 64.66' N87°12'50"E 82.49' N65°17'08"W 69.96' N32°49'57"W 79.22' N03°32'08"W 25.76' N54°06'29"W 130.15' N36°29'29"E 56.91' N46°04'26"E 55.88' N25°55'01"W 84.45'

N00°38'13"W 494.80'(OA)

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2018-0061822

9

SEE SHEET 5

N00°06'07"E 59.19' N04°04'51"E 49.29' N08°08'42"E 49.29' N12°01'03"E 44.64'

SECTION LINE

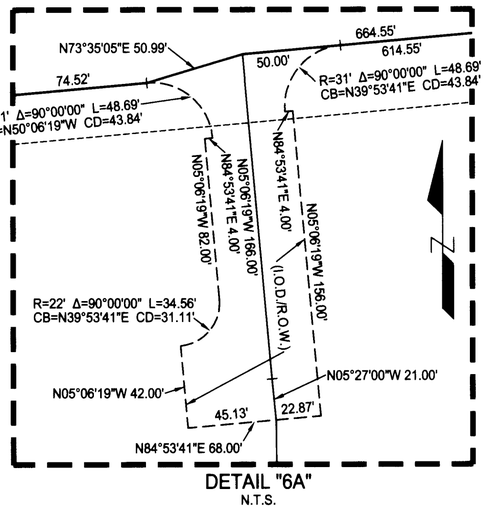
N14°47'59"E 85.11'

R=521' Δ=02°32'00" L=23.04' CB=N56°10'38"W CD=23.03'

N32°33'22"E(R) N35°05'22"E(R) 112.47' N41°51'58"W 60.80' 38.00' 74.47' N20°02'14"E 66.56' 25' P.U.E.

7

SHEET 6 OF 9



DETAIL "6A"
N.T.S.

FINAL MAP OF

SIERRA VISTA - KT PROPERTIES

PHASE 2 LARGE LOT SUBDIVISION

SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063969, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SEPTEMBER 2020

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

7310.024

0 20' 40' 80'
SCALE IN FEET

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

SEE SHEET 6

SEE SHEET 5

5

6
24.94 AC.±

7

8

11

10

LOT 1

LOT 21

N35°05'22"E(R) 112.47'
N32°33'22"E(R)
N14°47'59"E 85.11'
N12°01'03"E 44.64'
N04°04'51"E 49.29'
N08°08'42"E 49.29'
N00°06'07"E 59.19'
N00°38'13"W 722.30'
N41°51'58"W 60.80'
74.47'
38.00'
R=521' Δ=02°32'00" L=23.04' CB=N56°10'38"W CD=23.03'
N53°08'46"W 84.11'
25' P.U.E.
N47°42'59"W 494.89'
N47°42'59"W 456.29'
(I.O.D./R.O.W.)
N47°25'56"W 45.89'
N42°39'19"E 340.01'(OA)
312.14'
27.87'
S32°53'05"W(R)
R=281' Δ=33°31'22" L=164.41' CB=N73°52'36"W CD=162.07'
27.5' P.U.E.
R=223' Δ=17°30'11" L=68.12' CB=N56°28'05"W CD=67.86'
N24°46'50"E(R) 5.00'
R=228' Δ=16°10'26" L=64.36' CB=N73°18'23"W CD=64.15'
N81°23'36"W 37.11'
N89°21'43"E 218.48'
N89°21'43"E 180.25'
SEE DETAIL "7A" ON THIS SHEET
40' P.U.E./P.E.
N00°38'13"W 2322.73'(OA)
220.00'
N04°07'36"E 120.42'
382.50'
N12°00'57"W 50.69'
N05°42'12"E 90.55'
120.00'
N10°05'57"W 60.83'
186.95'
20'X20' B.S.E.
120.00'
N08°49'31"E 60.83'
N89°21'47"E(R)
N45°51'20"W 98.62'
R=50' Δ=90°26'13" L=78.92' CB=N45°51'19"W CD=70.98'
61' 71' 61' 71' 61' 71' 61' 71' 61' 71' 61' 71' 61' 71' 61'
N00°38'13"W 2651.10'(OA)
1557.99'
1062.55'
SANTUCCI BOULEVARD
(I.O.D./R.O.W.)
630.12'
(N00°38'13"W 980.26'(2)

R=1962' Δ=04°01'53" L=138.05' CB=N86°54'38"E CD=138.02'(OA)
R=2000' Δ=04°01'53" L=140.72' CB=N86°54'38"E CD=140.69'(OA)
N01°04'26"W(R) 35.00'
38'
68.00'
(I.O.D./R.O.W.)
N84°44'01"W 90.55'
358.17'
25' P.U.E./P.E.
N88°55'34"E 654.42'
150.17'
N77°36'58"E 50.99'
16.06'
38'
2690.57(3)
N88°55'34"E(1)
VISTA GRANDE BOULEVARD
N86°18'37"W 120.42'
48'
220.00'
467.81'
AREA R-1 PER DOC # 2015-064321 & 2015-064331
48'

MOURIER INVESTMENTS, LLC
DN 2007-0076354

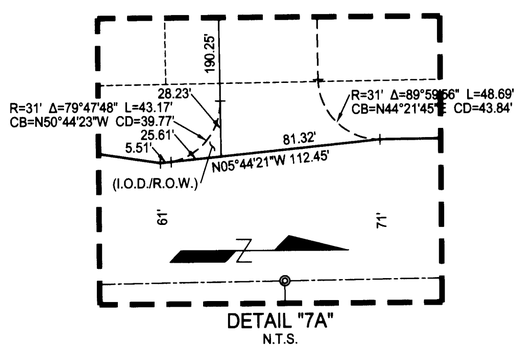
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

SIERRA VILLAGE DRIVE

FEDERICO LARGE
LOT FINAL MAP EE
MAPS 6

SEE SHEET 9

SEE SHEET 8



DETAIL "7A"
N.T.S.

0 50' 100' 200'
SCALE IN FEET

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SEPTEMBER 2020

SHEET 7 OF 9

7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

FEDERICO LARGE LOT FINAL MAP EE
MAPS 6

SILVER SPRUCE DRIVE

LOT 21

LOT 22

VISTA GRANDE BOULEVARD

P.U.E./P.E.(2)

(I.O.D./R.O.W.)(2)

(N00°38'13"W 980.26')(2)

N88°55'34"E(1)(2)(3) 2690.57'(3)(BNDY)
1139.82'(2)

(N01°04'26"W)
(115.45')(2)

724.77'

38.00'(3)

25.00'(3)

467.81'

120.00'

N81°36'42"W 60.83'

10.35'

118.91'

N84°43'43"W 90.48'

117.99'

N86°18'37"W 120.42'

220.00'

N77°41'05"E 51.30'

N79°27'50"E 60.83'

20'X20' B.S.E.

N01°04'26"W(R)

R=50' Δ=89°33'47" L=78.16'
CB=N44°08'41"E CD=70.44'

N44°08'40"E 99.37'

N88°55'34"E 1693.59

N83°49'26"E
112.45'

81.32'

664.48'

567.56'

35'
P.U.E.

35'
P.U.E./P.E.

15' S.E.

81.92'

N00°00'00"E 35.01'

15.00'

N88°55'34"E 15.00'(3)

N00°00'00"E 35.01'

SEE DETAIL "8A"
ON THIS SHEET

N01°04'26"W 223.26'

195.03'

S80°44'18"W(R)

R=981' Δ=07°36'13" L=130.18'
CB=N13°03'49"W CD=130.09'

12
12.08 AC.±

25'
P.U.E.

15' S.E.(3)

828.22'
803.22'

SEE SHEET 7

SANTUCCI BOULEVARD
(I.O.D./R.O.W.)

N00°38'13"W 2651.10'(OA)

10
19.58 AC.±

N04°07'36"E 120.42'

N00°38'13"W 1384.76'(OA)

220.00'

357.48'

307.24'

40'
P.U.E./P.E.

346.37'

397.07'

N16°51'55"W 498.94'(OA)
489.36'

R=31' Δ=90°26'13" L=48.93'
CB=N45°51'19"W CD=44.01'

N01°04'26"W(R)
4.00'

N88°48'14"W 42.02'

S89°21'47"W(R)

N88°55'34"E
71.96'

R=22' Δ=90°26'13" L=34.73'
CB=N45°51'19"W CD=31.23'

S88°09'28"E(R)
R=22'
Δ=87°05'02"
L=33.44'
CB=N45°23'03"E
CD=30.31'

N85°15'51"E 42.33'

N86°56'40"W(R)

R=22' Δ=94°07'46" L=36.14'
CB=N44°00'33"W CD=32.21'

N88°55'34"E 318.28'

N88°55'34"E 579.73'

N73°08'05"E(R) 42.00'

R=22' Δ=105°47'29" L=40.62'
CB=N36°01'49"E CD=35.09'

N18°37'22"W(R)

50.89'

137.85'

64.12'

N00°00'00"E 1299.09'(3)

N00°00'00"W 1299.21'(3)

N00°38'17"W 1584.18'(3)

LOT 5
SIERRA VISTA - KT PROPERTIES
LARGE LOT SUBDIVISION
EE MAPS 33

50.24'

1557.99'

N89°21'47"E(R)

N88°55'34"E 1173.50'

(I.O.D./R.O.W.)

R=22' Δ=89°33'47" L=34.39'
CB=N44°08'41"E CD=30.99'

R=250' Δ=17°32'56" L=76.57'
CB=N80°09'06"E CD=76.27'

26.04'

9.47'

502.96'

N89°21'43"E 529.00'

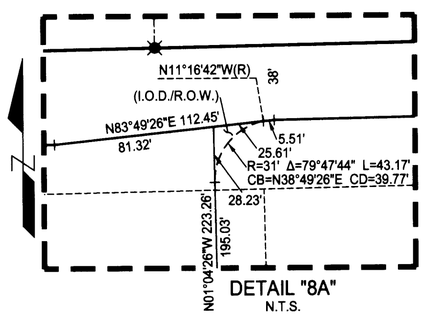
R=919' Δ=16°13'38" L=260.28'
CB=N08°45'06"W CD=259.41'(OA)

11

13

SEE SHEET 9

0 20' 40' 80'
SCALE IN FEET



DETAIL "8A"
N.T.S.

FINAL MAP OF

SIERRA VISTA - KT PROPERTIES

PHASE 2 LARGE LOT SUBDIVISION

SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063969, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

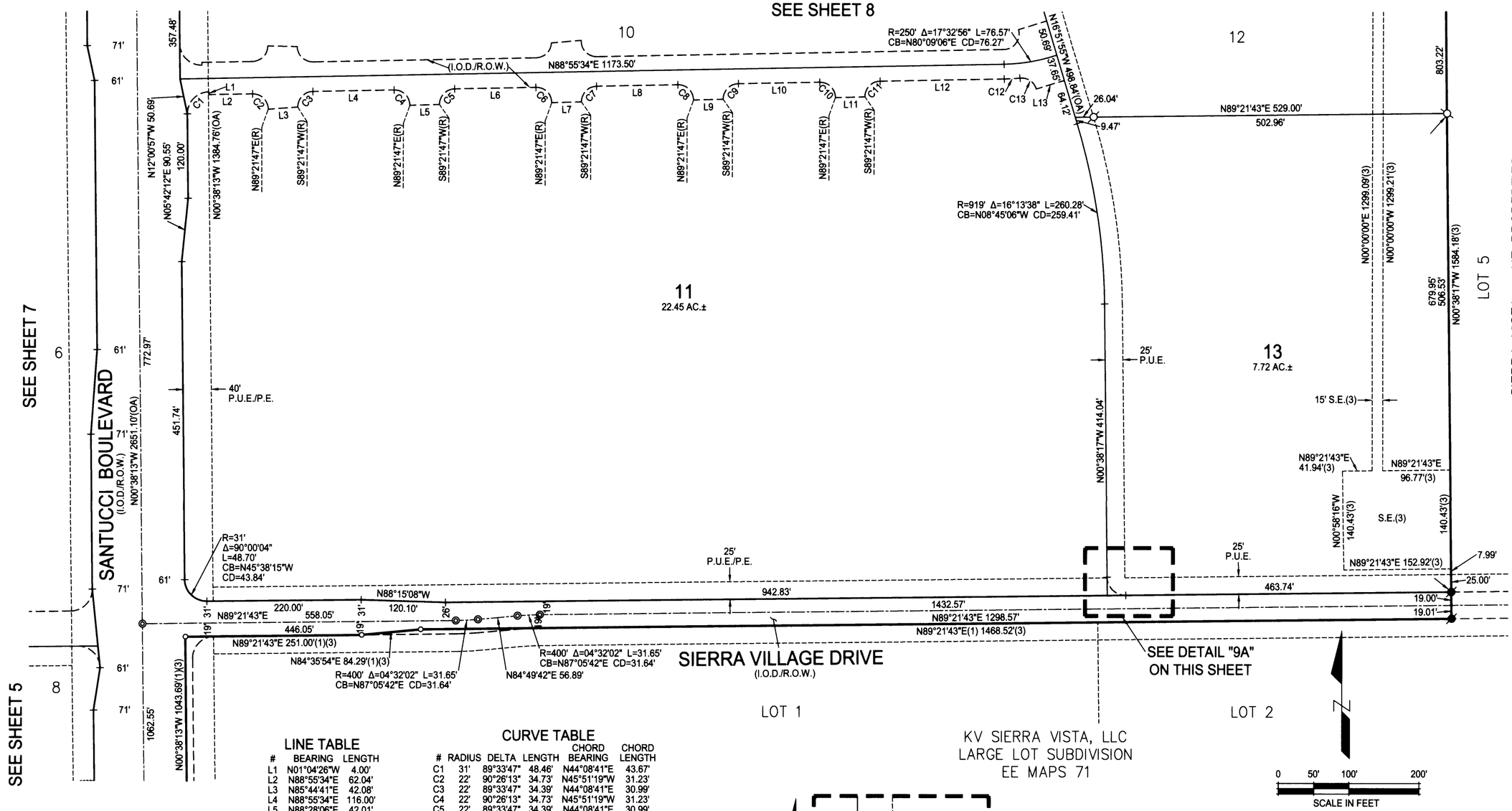
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

SEPTEMBER 2020

SHEET 8 OF 9 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

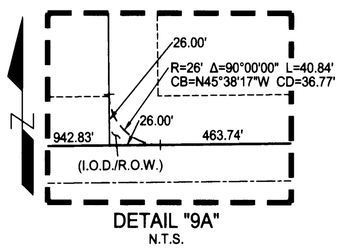


LINE TABLE

#	BEARING	LENGTH
L1	N01°04'26"W	4.00'
L2	N88°55'34"E	62.04'
L3	N85°44'41"E	42.08'
L4	N88°55'34"E	116.00'
L5	N88°28'06"E	42.01'
L6	N88°55'34"E	116.00'
L7	N88°28'06"E	42.01'
L8	N88°55'34"E	116.00'
L9	N88°28'06"E	42.01'
L10	N88°55'34"E	116.00'
L11	N88°28'06"E	42.01'
L12	N88°55'34"E	176.80'
L13	N73°08'05"E	42.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31'	89°33'47"	48.46'	N44°08'41"E	43.67'
C2	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C3	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C4	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C5	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C6	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C7	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C8	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C9	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C10	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C11	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C12	271'	04°42'24"	22.26'	N86°34'22"E	22.26'
C13	22'	78°54'55"	30.30'	N56°19'23"W	27.96'



DETAIL "9A"
N.T.S.

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063969, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

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SEPTEMBER 2020

SHEET 9 OF 9 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC UTILITY EASEMENT (P.U.E.) FOR INSTALLATION AND MAINTENANCE OF WATER, SEWER, GAS PIPES, ELECTROLIERS , TRAFFIC CONTROL APPURTENANCES, AND FOR POLES AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC POWER THAT IS LIMITED BY THIS EASEMENT TO A MAXIMUM OF 13,000 VOLTS, AND TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO, ON, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE SIDELINES OF THE RIGHTS OF WAY AND THE LINES DELINEATED P.U.E., LOCATED ON LOT 34.

(C) PUBLIC EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES AND UTILITY MAINTENANCE VEHICLES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "M.A.E." (MAINTENANCE ACCESS EASEMENT).

(D) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A BUS SHELTER TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THAT STRIP OF LAND SHOWN HEREON AND DESIGNATED "BUS SHELTER EASEMENT".

(E) A PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.).

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS SANTUCCI BOULEVARD, VISTA GRANDE BOULEVARD, WESTBROOK BOULEVARD, BRANSTON DRIVE, FEDERICO DRIVE, SIERRA GLEN DRIVE, SUMMERFAIRE DRIVE, SILVER SPRUCE DRIVE, VISTA PARK DRIVE, MARKET STREET AND THE AREAS SHOWN HEREON AS I.O.D. / R.O.W.

(B) LOT 28 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A FIRE STATION.

(C) LOTS 8, 11, 13, 20, 23, 29, 30, 31, 32, 39 AND 40 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR OPEN SPACE PURPOSES.

(D) LOTS 3, 9, 24 AND 33 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A PARK PURPOSES.

(E) LOT 34 SHOWN HEREON IS HEREBY RESERVED TO BE DEDICATED IN THE FUTURE AS A SCHOOL SITE.

(F) LOT 19 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A WATER TREATMENT/ WELL SITE.

(G) LOT 15 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A RECYCLING CENTER.

FEDERICO/TYLER FAMILY LIMITED PARTNERSHIP,
A CALIFORNIA LIMITED PARTNERSHIP
BY: THE JAMES A. FEDERICO AND GRACE R. FEDERICO FAMILY REVOCABLE TRUST AS AMENDED AND RESTATED IN 2005, GENERAL PARTNER

BY: _____
LEONARD A. FEDERICO,
TRUSTEE OF THE JAMES A. FEDERICO AND GRACE R. FEDERICO FAMILY REVOCABLE TRUST, AS AMENDED AND RESTATED IN 2005, GENERAL PARTNER

BY: _____
LEONARD A. FEDERICO,
GENERAL PARTNER

SEE SHEET 2 FOR ADDITIONAL OWNER'S SIGNATURES

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Fresno

ON December 21, 2017 BEFORE ME, Pauline J. Moore, Notary Public,

PERSONALLY APPEARED Leonard A. Federico

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE)/SHE/THEY EXECUTED THE SAME IN (HIS)/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY (HIS)/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND and official seal.

Pauline J Moore — Pauline J. Moore
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Fresno COUNTY

MY COMMISSION EXPIRES: July 31, 2019 MY COMMISSION NUMBER: 2118207

PAULINE J. MOORE
Commission # 2118207
Notary Public - California
Fresno County
My Comm. Expires Jul 31, 2019

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ROSEVILLE SHALL RECONVEY LOTS 15, 19 & 28 AS DEDICATED TO THE CITY ON THE MAP OF SUBDIVISION NO. PL15-0192, SIERRA VISTA FEDERICO LARGE LOT SUBDIVISION, TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ROSEVILLE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: FEDERICO / TYLER FAMILY LIMITED PARTNERSHIP
A CALIFORNIA LIMITED PARTNERSHIP

ADDRESS: 2144 SHEILAH WAY
SACRAMENTO, CA 95822

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF MOURIER INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND WESTPARK SIERRA VISTA LLC, IN NOVEMBER 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2019 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____
CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2019

DATE: 12/14/17

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
12/31/19
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: 1/10/18
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2018

I HEREBY STATE THAT I AM SATISFIED THIS THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 1/10/18
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2019

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-19
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, THE EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER. THE CITY COUNCIL REJECTS AT THIS TIME, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATION AND EASEMENT LISTED HEREON WITHIN NOTE 5 ON SHEET 4.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: 01 11 18 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 16th DAY OF February, 2018, AT 9:36 A.M. IN BOOK EE OF MAPS, AT PAGE 6, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

Ryan Ronco DOCUMENT NO.: 2018-0010061
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ 149.00
DEPUTY

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

JANUARY 2018

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

OWNER'S STATEMENT CONTINUED

BY: Anna J. Starks
ANNA J. STARKS,
GENERAL PARTNER
Federico/Tyler Family Limited Partnership

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON JAN 4, 2018 BEFORE ME, SANDRA LESSARD, NOTARY PUBLIC

PERSONALLY APPEARED ANNA J. STARKS
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/THEY~~ EXECUTED THE SAME IN ~~HIS/HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND and official seal.

Sandra Lessard — SANDRA LESSARD
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS PLACER COUNTY

MY COMMISSION EXPIRES: Oct 18, 2020 MY COMMISSION NUMBER: 2165215

BY: Janet M Wright
JANET M. WRIGHT,
GENERAL PARTNER
Federico/Tyler Family Limited Partnership

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON JAN. 4, 2018 BEFORE ME, SANDRA LESSARD, NOTARY PUBLIC

PERSONALLY APPEARED JANET M. WRIGHT
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/THEY~~ EXECUTED THE SAME IN ~~HIS/HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND and official seal

Sandra Lessard — SANDRA LESSARD
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS PLACER COUNTY

MY COMMISSION EXPIRES: Oct 18, 2020 MY COMMISSION NUMBER: 2165215

BY: Gary J. Federico
GARY J. FEDERICO,
GENERAL PARTNER
Federico/Tyler Family Limited Partnership

NOTARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON JAN 4, 2018 BEFORE ME, SANDRA LESSARD, NOTARY PUBLIC

PERSONALLY APPEARED GARY J. FEDERICO
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND and official seal.

Sandra Lessard — SANDRA LESSARD
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS PLACER COUNTY

MY COMMISSION EXPIRES: Oct 18, 2020 MY COMMISSION NUMBER: 2165215

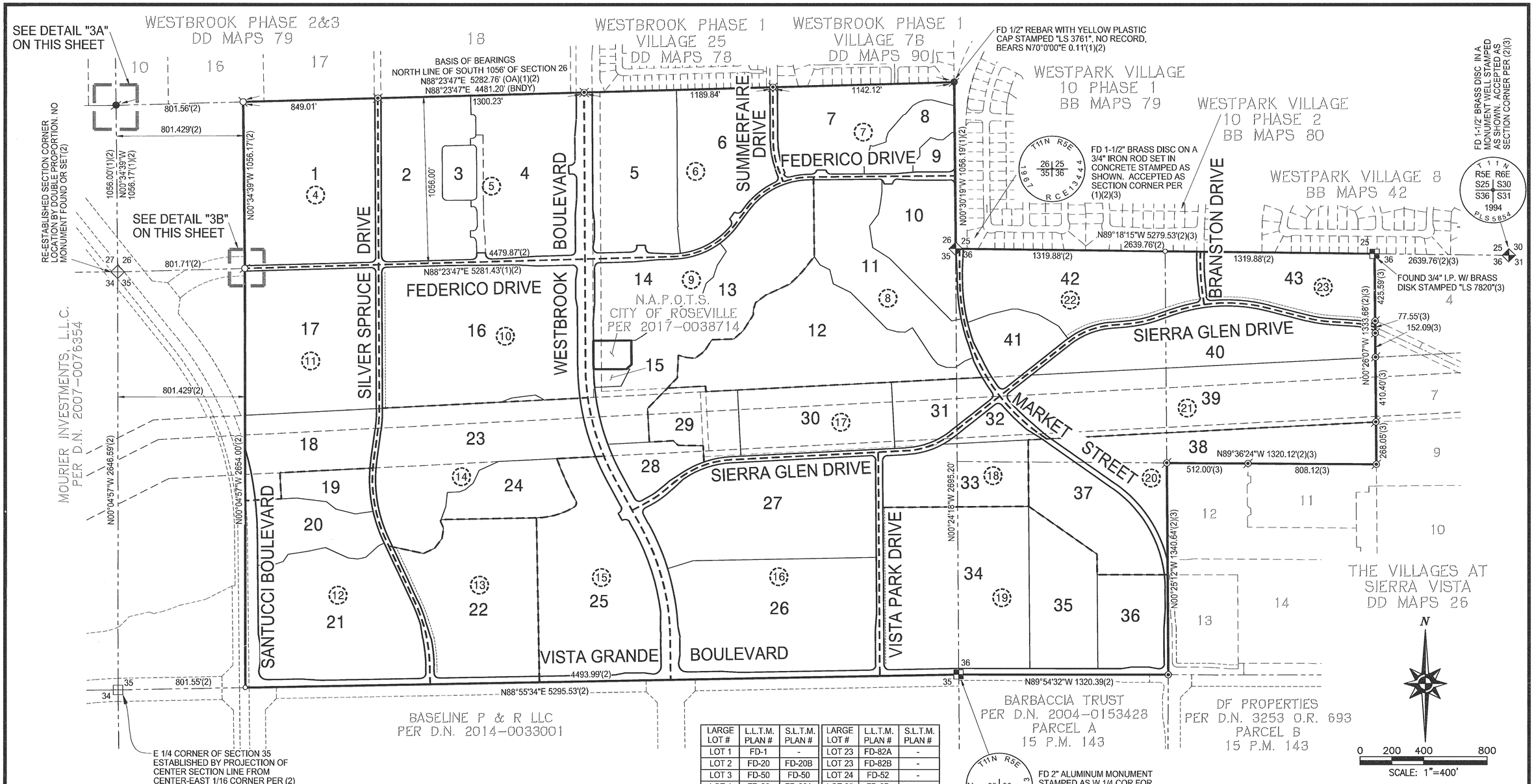
FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

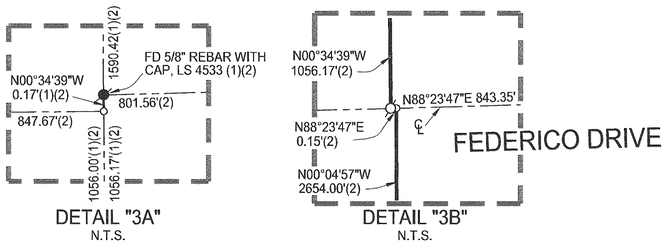
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CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

JANUARY 2018

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189





LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
LOT 1	FD-1	-
LOT 2	FD-20	FD-20B
LOT 3	FD-50	FD-50
LOT 4	FD-20	FD-20A
LOT 5	FD-22	FD-22A
LOT 6	FD-22	FD-22B
LOT 7	FD-3	-
LOT 8	FD-83	-
LOT 9	FD-51	-
LOT 10	FD-4	-
LOT 11	FD-84B	-
LOT 12	FD-5	-
LOT 13	FD-84A	-
LOT 14	FD-60	FD-34
LOT 15	FD-62	-
LOT 16	FD-21	-
LOT 17	FD-2	-
LOT 18	FD-40	-
LOT 19	FD-63	-
LOT 20	FD-80	-
LOT 21	FD-23	-
LOT 22	FD-8A	-

LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
LOT 23	FD-82A	-
LOT 23	FD-82B	-
LOT 24	FD-52	-
LOT 25	FD-8B	-
LOT 26	FD-10	-
LOT 27	FD-9	-
LOT 28	FD-64	-
LOT 29	FD-85A	-
LOT 30	FD-85B	-
LOT 31	FD-85C	-
LOT 32	FD-86	-
LOT 33	FD-53	-
LOT 34	FD-65	-
LOT 35	FD-33	-
LOT 36	FD-41	-
LOT 37	FD-32	-
LOT 38	FD-24	-
LOT 39	FD-88B	-
LOT 40	FD-88A	-
LOT 41	FD-87A	-
LOT 42	FD-6	-
LOT 43	FD-7	-

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

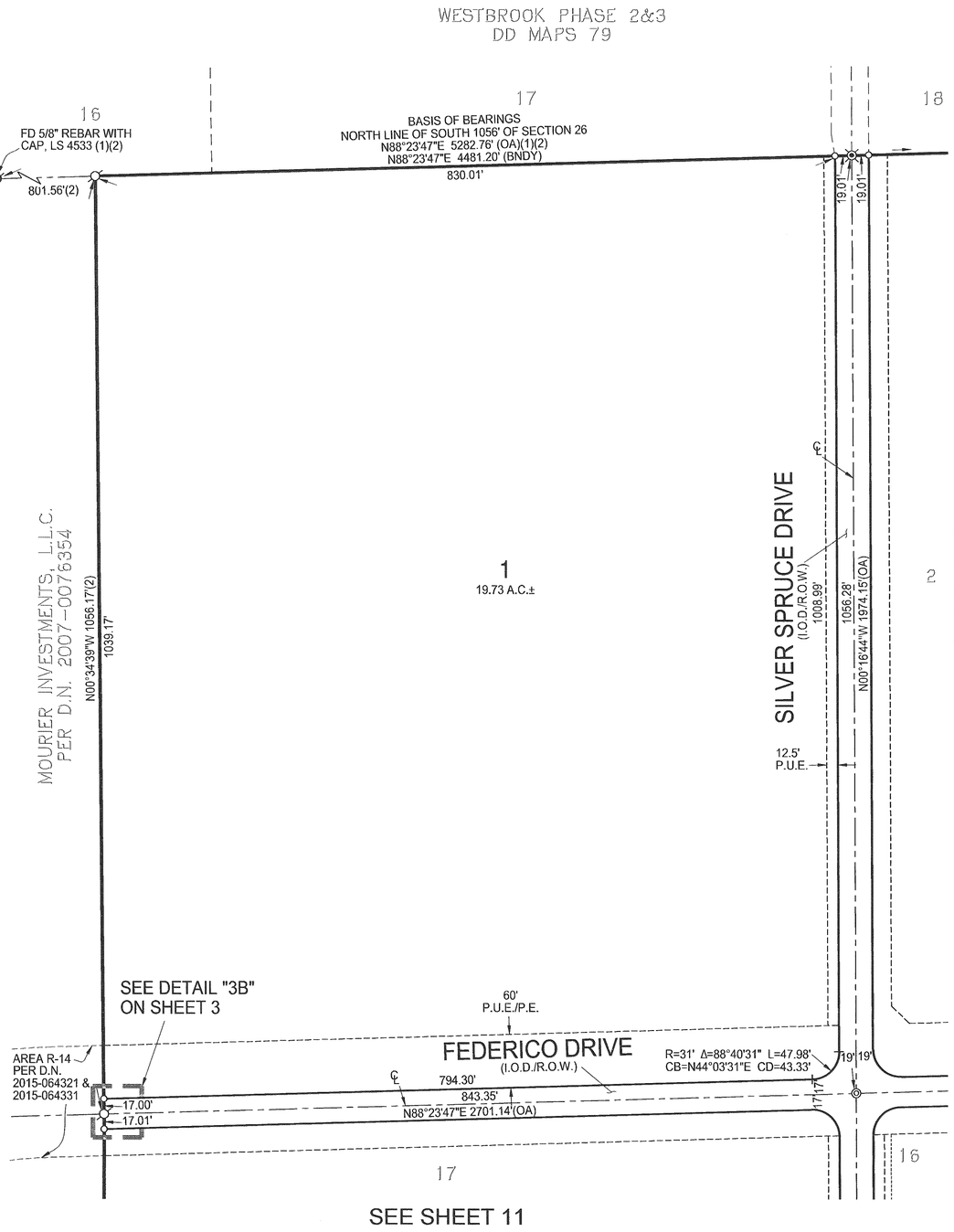
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SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

JANUARY 2018

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189



LEGEND

◆	FOUND SECTION CORNER AS NOTED
⊕	SECTION CORNER, NO MONUMENT FOUND OR SET
◪	FOUND QUARTER SECTION CORNER AS NOTED
⊞	QUARTER SECTION CORNER, NO MONUMENT FOUND OR SET
●	FOUND MONUMENT AS NOTED
⊙	FOUND 2" DISC STAMPED "LS 7820" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL.(3)
⊗	FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
⊙	FOUND 3/4" IRON PIPE W/ BRASS DISC STAMPED "LS 7820"(3)
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
○	SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944"
o	DIMENSION POINT (NOTHING FOUND OR SET)
AC.	ACRES
CB	CHORD BEARING
CD	CHORD DISTANCE
℄	CENTERLINE
D.N.	DOCUMENT NUMBER
E.E.	ELECTRICAL EASEMENT
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
I.P.	IRON PIPE
M.A.E.	MAINTENANCE ACCESS EASEMENT
NAPOTS	NOT A PART OF THIS SURVEY
(OA)	OVERALL
O.R.	OFFICIAL RECORDS OF PLACER COUNTY
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
S.L.T.M.	SMALL LOT TENTATIVE MAP
S.M.U.D.	SACRAMENTO MUNICIPAL UTILITY DISTRICT
L.L.T.M.	LARGE LOT TENTATIVE MAP
( )	DENOTES RECORD INFORMATION
(1)	SHEET INDEX

NOTES:

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 505.05± ACRES, CONSISTING OF 43 LARGE LOTS.
3. THE EASEMENT FOR TEMPORARY INGRESS / EGRESS EASEMENT GRANTED TO FRANK T. CHAN, TRUST OF THE FRANK T. CHAN FAMILY TRUST U/A DATED DECEMBER 8, 2003, ET AL, IN DEED RECORDED AUGUST 13, 2015, AS INSTRUMENT NO. 2015-0070559, OFFICIAL RECORDS OF PLACER COUNTY IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
4. THE CITY WILL NOT BE MAINTAINING LANDSCAPING ON LOTS 14, 34 & 37 SHOWN HEREON.
5. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON, ARE HEREBY MERGED AND RESUBDIVIDED, AND THE FOLLOWING IRREVOCABLE OFFERS OF DEDICATION AND DRAINAGE EASEMENT THAT AFFECT THIS MAP ARE HEREBY ABANDONED:
   - A. AREA R-1, R-2, R-3, R-9, R-10, R-13, R-14, R-15 AND R-16 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064322, OFFICIAL RECORDS PLACER COUNTY.
   - B. AREA O-7, O-8, O-9, O-10, O-11, O-12 AND O-13 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064322, OFFICIAL RECORDS PLACER COUNTY.
   - C. AREA PQP-2, PQP-3, PQP-4 AND PQP-5 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064322, OFFICIAL RECORDS PLACER COUNTY.
   - D. AREA E-6, E-7, E-8, E-12, E-17 AND E-19 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064332, OFFICIAL RECORDS PLACER COUNTY.
   - E. AREA R-1, R-2, R-3, R-9, R-10, R-13, R-14, R-15 AND R-16 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064332, OFFICIAL RECORDS PLACER COUNTY.
   - F. A PORTION OF THAT CERTAIN DRAINAGE EASEMENT SHOWN AS SHOWN PARCEL 2 AND DESCRIBED IN EXHIBIT "B-1 AS DESCRIBED IN THAT CERTAIN GRANT OF EASEMENT RECORDED NOVEMBER 14, 2006 IN DOCUMENT NO. 2006-0122389, OFFICIAL RECORDS PLACER COUNTY, NOT SHOWN WITHIN LOT 7.

BASIS OF BEARINGS:

THE BEARING N 88°23'47" E, BEING THE NORTH LINE OF THE SOUTH 1056.00' OF SECTION 26 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "RECORD OF SURVEY NO. 3221" RECORDED JULY 24, 2015 IN BOOK 22 OF SURVEYS, AT PAGE 135, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) CC MAPS 85
(2) 22 R.S. 135
(3) DD MAPS 26
(4) DOC. NO. 2017-0038714

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

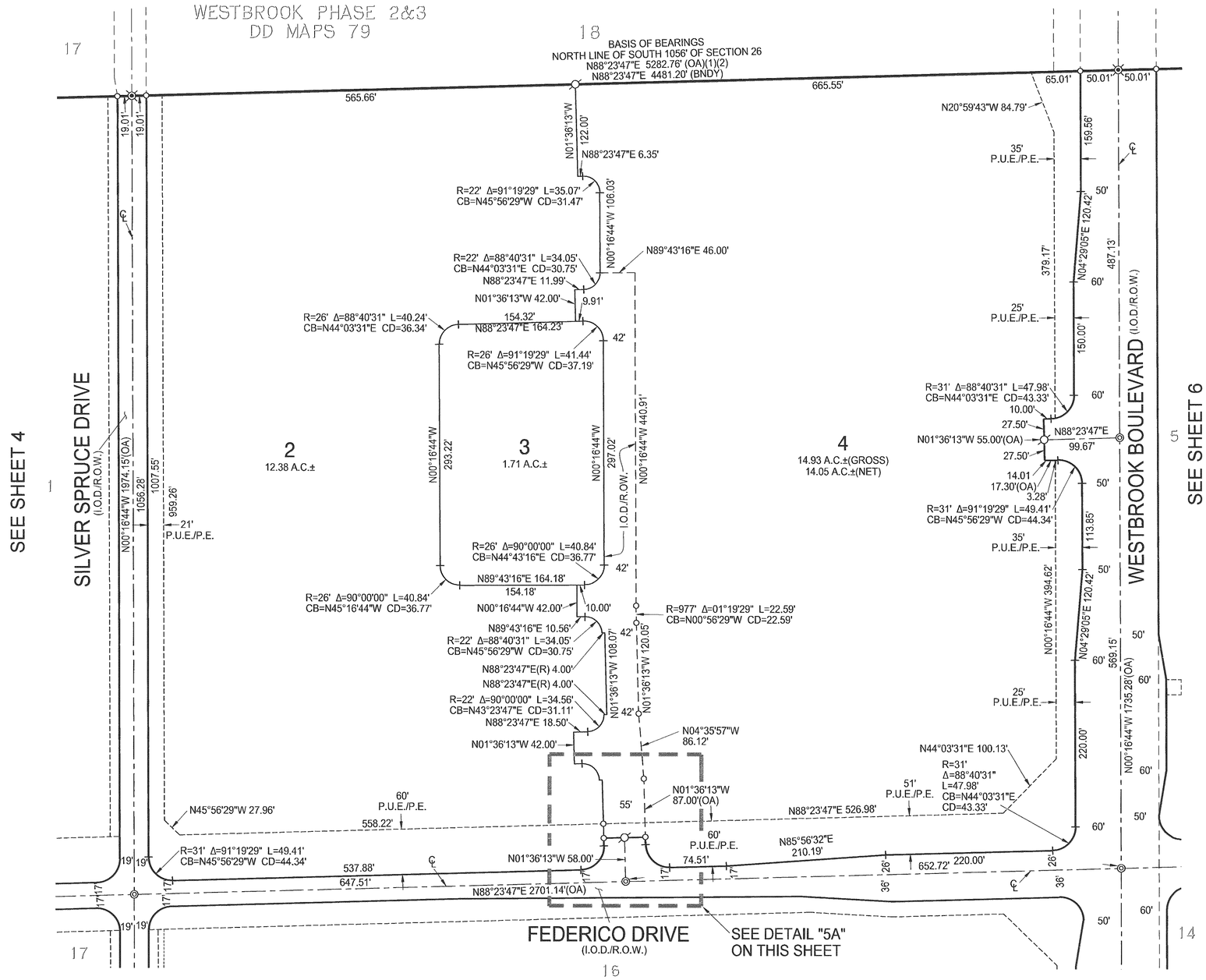
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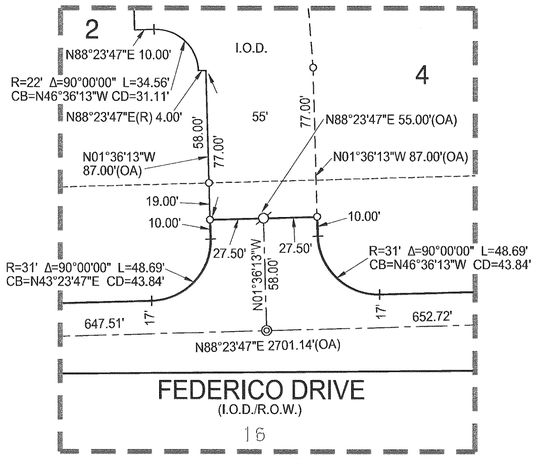
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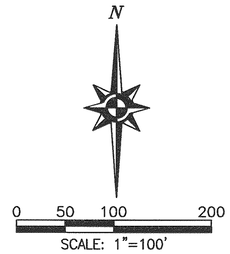
JANUARY 2018

SHEET 4 OF 23 18254.FED





DETAIL "5A"
N.T.S.



FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

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SHEET 5 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

WESTBROOK PHASE 1
LOT A
CC MAPS 85

WESTBROOK PHASE 1
VILLAGE 25
DD MAPS 78

WESTBROOK PHASE 1
VILLAGE 7B
DD MAPS 90

77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98

BASIS OF BEARINGS
NORTH LINE OF SOUTH 1056' OF SECTION 26
N88°23'47"E 5282.76' (OA)(1)(2)
N88°23'47"E 4481.20' (BNDY)

30.00'
50.01'
50.01'
P.U.E./P.E.
N20°06'22"E 86.08'
531.58'
N01°36'13"W
111.00'
589.25'
19.01'
29.01'

50'
P.U.E./P.E.
50'
487.13'
60'
50' E.E. PER
D.N. 2005-0162745

SUMMERFAIRE DRIVE
(I.O.D./R.O.W.)
N00°16'44"W 341.56'
342.05'
N00°16'44"W 342.48'
21'
P.U.E./P.E.
19'
29'

SEE SHEET 7

6
11.80 A.C.±(GROSS)
11.27 A.C.±(NET)

R=500' Δ=19°48'06" L=172.80'
CB=N10°10'47"W CD=171.94'
R=540' Δ=18°34'11" L=175.01'
CB=N09°33'49"W CD=174.25'
R=519' Δ=19°48'06" L=179.37'
CB=N10°10'47"W CD=178.48'
N22°18'22"E 44.48'
R=31' Δ=84°45'54" L=45.86'
CB=N22°18'07"E CD=41.79'
R=500' Δ=53°11'06" L=464.13'
CB=N62°54'07"E CD=447.64'(OA)
Δ=33°36'35" L=293.30'
CB=N53°06'52"E CD=289.11'
R=577' Δ=26°39'19" L=268.43'
CB=N49°38'14"E CD=266.02'
R=517' Δ=28°22'29" L=256.04'
CB=N50°29'49"E CD=253.43'
60'
P.U.E./P.E.
N20°04'50"W(R)
94.00'
48.29'
28'
5'
17'

SEE SHEET 5
SEE SHEET 4
WESTBROOK BOULEVARD
(I.O.D./R.O.W.)
748.55'
N00°16'44"W 829.26'
N00°16'44"W 715.12'
5
12.50 A.C.±
N00°16'44"W 1735.28'(OA)
569.15'
50'
60'
N09°44'28"W 60.83'
20'x20' BUS SHELTER
EASEMENT
40'
P.U.E./P.E.
120.00'
N09°11'00"E 60.83'
N45°56'29"W 97.84'
41'
P.U.E./P.E.
S89°43'16"W(R)
N88°23'47"E 385.73'(OA)
156.05'
174.70'
L1
L2
L3
C1
C2
27.50'
27.50'
R=31' Δ=91°19'29" L=49.41'
CB=N45°56'29"W CD=44.34'
214.28'
355.36'
557.56'
202.20'
36'
26'
17'
N88°23'47"E 2701.14'(OA)
N06°37'30"W(R) 42.00'
R=321' Δ=00°49'40" L=4.64'
CB=N83°47'20"E CD=4.64'
N05°47'50"W 109.35'
Δ=04°46'23" L=40.24'
CB=N85°29'50"E CD=40.22'
N87°50'04"W 150.39'
N06°53'22"W
60.00'(R)
60'
P.U.E./P.E.
Δ=43°34'06" L=367.28'
CB=N61°19'35"E CD=358.49'
R=423' Δ=52°05'12" L=384.54'(OA)
CB=N62°21'10"E CD=371.44'
R=483'
Δ=48°20'29"
L=407.51'(OA)
CB=N63°42'47"E
CD=395.53'
R=500' Δ=52°05'12" L=454.54'
CB=N62°21'10"E CD=439.05'
N36°18'34"E 120.00'
N36°18'34"E 120.00'
L4
L5
L6
L7
L8
L9
C3
C4
28.49'
88.99'
33.01'

13
14
16
4
FEDERICO DRIVE
(I.O.D./R.O.W.)
SEE SHEET 9

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31'	90°00'00"	48.69'	N43°23'47"E	43.84'
C2	31'	86°13'51"	46.66'	N44°43'09"W	42.38'
C3	31'	93°13'58"	50.44'	N07°04'27"W	45.06'
C4	31'	90°00'00"	48.69'	N81°18'34"E	43.84'
C5	479'	02°26'51"	20.46'	N08°53'46"W	20.46'
C6	517'	01°06'30"	10.00'	N08°13'35"W	10.00'
C7	22'	97°54'34"	37.59'	N40°10'27"E	33.18'

LINE TABLE

#	BEARING	LENGTH
L1	N01°36'13"W	10.00'
L2	N88°23'47"E	55.00'
L3	N01°36'13"W	19.16'
L4	N01°36'13"W	77.00'
L5	N36°18'34"E(R)	55.00'
L6	N53°41'26"W	0.72'
L7	N53°41'26"W	48.72'
L8	N36°18'34"E(R)	29.50'
L9	N36°18'34"E	29.50'

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

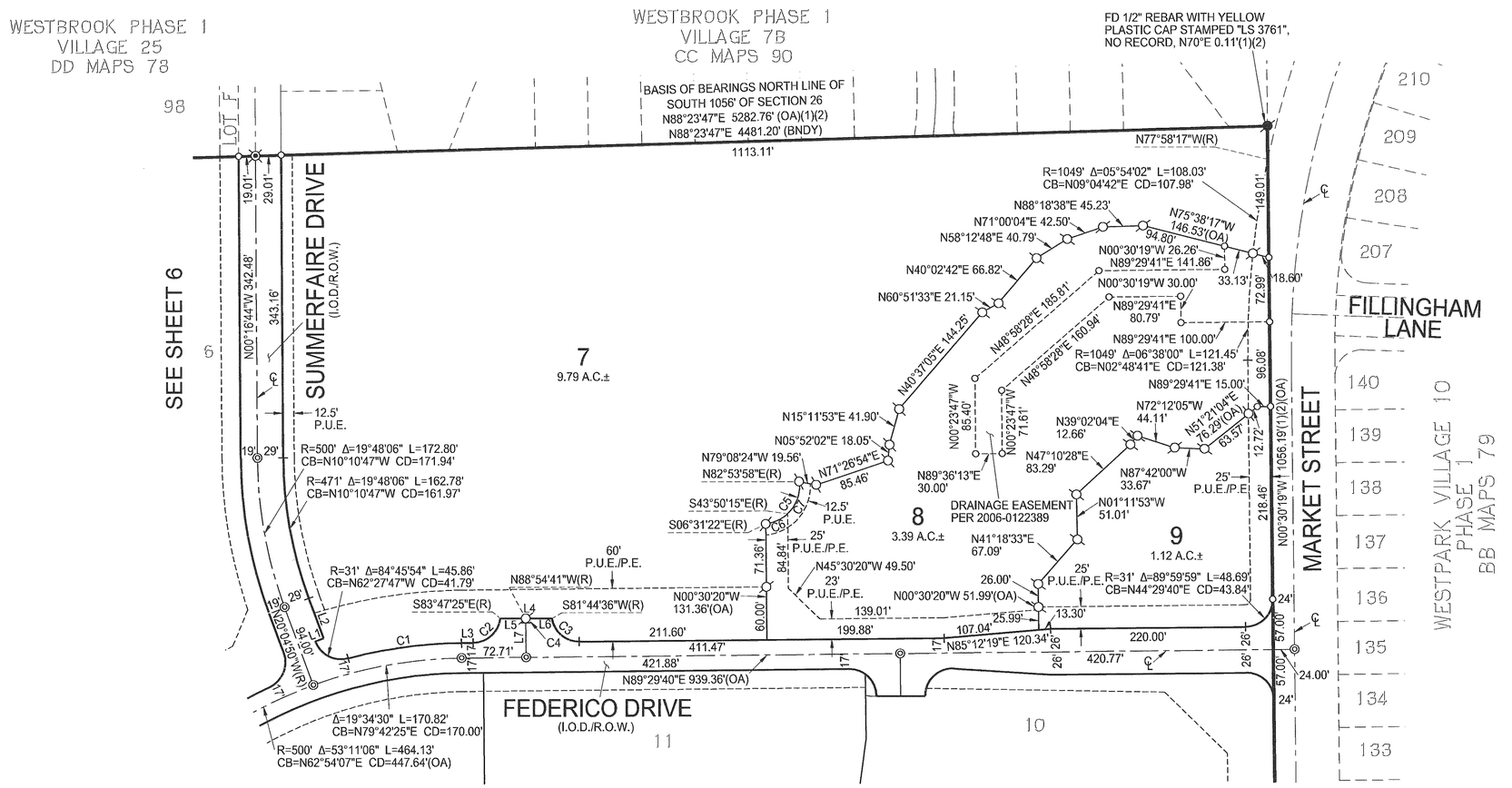
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SHEET 6 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	517'	14°20'24"	129.40'	N82°19'28"E	129.06'
C2	31'	83°17'05"	45.06'	N47°51'07"E	41.20'
C3	31'	82°14'56"	44.50'	N49°22'52"W	40.78'
C4	250'	00°34'59"	2.54'	N00°47'50"W	2.54'
C5	43'	90°34'40"	67.98'	N38°11'18"E	61.12'
C6	43'	37°18'53"	28.00'	N64°49'12"E	27.51'
C7	43'	53°15'48"	39.97'	N19°31'52"E	38.55'

LINE TABLE

#	BEARING	LENGTH
L1	N69°55'10"E(R)	10.00'
L2	N20°04'50"W	48.29'
L3	N89°29'40"E	13.18'
L4	N89°57'30"W	58.20'
L5	N89°57'30"W	28.73'
L6	N89°57'30"W	29.47'
L7	N00°30'20"W	41.56'

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

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JANUARY 2018

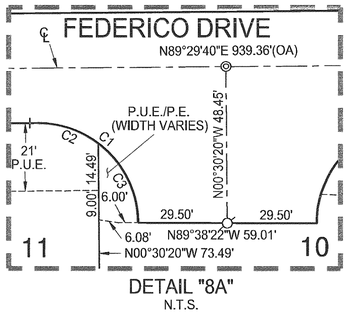
SHEET 8 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

N

0 50 100 200

SCALE: 1"=100'



DETAIL "8A"
N.T.S.

SEE SHEET 7

SEE DETAIL "8A" ON THIS SHEET

FEDERICO DRIVE
(I.O.D./R.O.W.)

7 8 9

72.71' 421.88' 436.09' N89°29'40"E 939.36'(OA) 411.61' 420.77' 109.25' 220.00'

N86°12'59"W N88°58'37"W 269.05' N45°30'19"W 98.90'

24.47' 21.00' 21' P.U.E./P.E. N37°17'39"E(R) N00°30'20"W 73.49' N89°43'57"W 55.01'(OA) N89°29'40"E(R) N07°40'29"E 79.19' N10°32'32"E 65.65' N36°33'42"E 93.49' N07°57'44"W 138.02' N57°41'52"W 126.29'

C1 C2 C3 C4 C5 C6 L1 L2 L3

P.U.E./P.E. (WIDTH VARIES)

S89°29'40"W(R)

R=31' Δ=90°00'01" L=48.69' CB=N45°30'21"W CD=43.84'

N00°30'19"W 1056.19'(1)(2)(OA) N00°30'19"W 463.16' 405.66' 554.09'

53' P.U.E./P.E.

10
7.70 A.C.±

11
10.92 A.C.±

12
17.51 A.C.±

FD 1-1/2" BRASS DISC ON A 3/4" IRON ROD SET IN CONCRETE STAMPED AS SHOWN. ACCEPTED AS SECTION CORNER PER (1)(2)(3)

T11N R5E 26 25 35 36 1967 RCE 13444

RE-SET WITH MONUMENT WELL AT CENTERLINE INTERSECTION FOR REFERENCE POINT STAMPED:

T11N R5E 26 25 35 36 2017 RP LS 7944

24.01' 23.98' N89°18'15"W 2639.76(BNDY)

N03°10'05"W 150.67' N00°30'19"W 207.94' 57.93'

60' P.U.E./P.E.

Δ=11°11'46" L=237.81' CB=N06°06'12"W CD=237.44'

MARKET STREET
(I.O.D./R.O.W.)

WESTPARK VILLAGE 10 PHASE 1 BB MAPS 79

136 135 134 133 132 131 130 129 128 42 41

SEE SHEET 22

N44°39'27"W 556.60'

R=1217' Δ=19°36'36" L=416.53'(OA) CB=N10°18'37"W CD=414.50'

N78°17'55"E(R) 60.00'

Δ=08°24'49" L=178.71' CB=N15°54'30"W CD=178.55'

23' P.U.E./P.E.

S69°53'05"W(R)

77.67' N17°42'11"W 105.66'(OA)

N66°14'46"E 54.27'

N40°51'50"W 53.28' N57°05'51"E 72.52' 27.99'

N69°26'38"W 56.45' N90°00'00"E 55.43' S64°56'43"W(R)

51' P.U.E./P.E.

Δ=05°12'05" L=111.30' CB=N27°39'20"W CD=111.26'

515.01' 57.09' S59°44'38"W(R)

R=1226' Δ=10°30'00" L=224.67' CB=N30°18'17"W CD=224.36'(OA)

R=1200' Δ=54°20'44" L=1138.21' CB=N27°40'41"W CD=1096.02'(OA)

N57°51'26"E 51.88' N75°04'19"W 66.62' N88°11'43"W 50.25' N33°30'04"W 228.85'

N00°30'20"W 488.08' 467.08'

N35°04'49"W 63.75' N38°29'54"E 129.05' N63°28'49"W 67.96' N13°10'51"W 92.70' N64°13'33"W 123.20' N44°32'47"W 326.51'

N45°28'48"E 102.71' N65°04'39"E 164.95' N53°33'38"E 83.61' N16°50'56"E 46.67' N01°52'29"E 33.45'

N32°20'52"E 115.87' N47°36'55"E 79.73' N88°03'55"E 139.31' N32°24'38"E 71.33' N42°26'21"E 31.08' N54°17'35"E 57.31' N85°30'27"W 55.68' N73°48'43"W 52.11'

N02°37'38"E 143.41'

13
SEE SHEET 9

SEE SHEET 9

35' E.E. PER D.N. 2005-0162745

N43°39'58"E 270.37'(OA) 89.82'

N87°02'25"E 240.13' N02°57'35"W 35.00'

29

35' E.E. PER D.N. 2005-0162745

30

N87°02'25"E 1743.05'

125' S.M.U.D. EASEMENT PER D.N. 935 O.R. 29

31

SEE SHEET 17

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31'	90°00'00"	48.69'	N45°30'20"W	43.84'
C2	31'	37°47'59"	20.45'	N71°36'21"W	20.08'
C3	31'	52°12'01"	28.24'	N26°36'21"W	27.28'
C4	31'	77°34'05"	41.97'	N54°59'59"E	38.84'
C5	31'	16°43'16"	9.05'	N07°51'18"E	9.01'
C6	31'	94°17'21"	51.02'	N46°38'20"E	45.45'

LINE TABLE

#	BEARING	LENGTH
L1	N00°30'20"W	48.37'
L2	N89°38'22"W	27.50
L3	N89°38'22"W	27.50

SHEET 8 OF 23

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1450'	04°32'23"	114.89'	N03°20'10"W	114.86'
C2	1450'	02°29'20"	62.99'	N06°51'01"W	62.98'
C3	1450'	04°59'06"	126.16'	N10°35'14"W	126.12'
C4	1450'	07°07'32"	180.33'	N16°38'33"W	180.21'
C5	1450'	03°07'37"	79.14'	N21°46'08"W	79.13'
C6	1450'	05°14'48"	132.78'	N25°57'21"W	132.73'
C7	1450'	14°35'58"	369.47'	N12°54'20"W	368.48'

SEE SHEET 10

SEE SHEET 14

SEE SHEET 15

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 17

WESTBROOK BOULEVARD (I.O.D./R.O.W.)

FEDERICO DRIVE (I.O.D./R.O.W.)

SUMMERFAIRE DRIVE (I.O.D./R.O.W.)

SIERRA GLEN DRIVE (I.O.D./R.O.W.)

N.A.P.O.T.S.
CITY OF ROSEVILLE
PER D.N. 2017-0038714

14 — 7.04 A.C.±

15 — 21,943 S.F.±

13 — 16.28 A.C.±

28 — 3.19 A.C.±

29

12

11

16

23

25

5

6

7

50' E.E. PER D.N. 2005-0162745

35' E.E. PER D.N. 2005-0162745

50' P.U.E./P.E. SEE NOTE 4 ON SHEET 4

30' P.U.E./P.E. SEE NOTE 4 ON SHEET 4

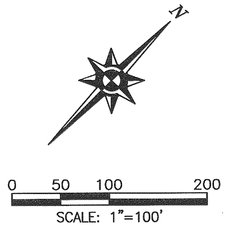
40' P.U.E./P.E.

21' P.U.E./P.E.

50' P.U.E. / L.S.E.(4)

125' SMUD EASEMENT PER D.N. 935 O.R. 29

250' TOWER EASEMENT PER D.N. 612 O.R. 534



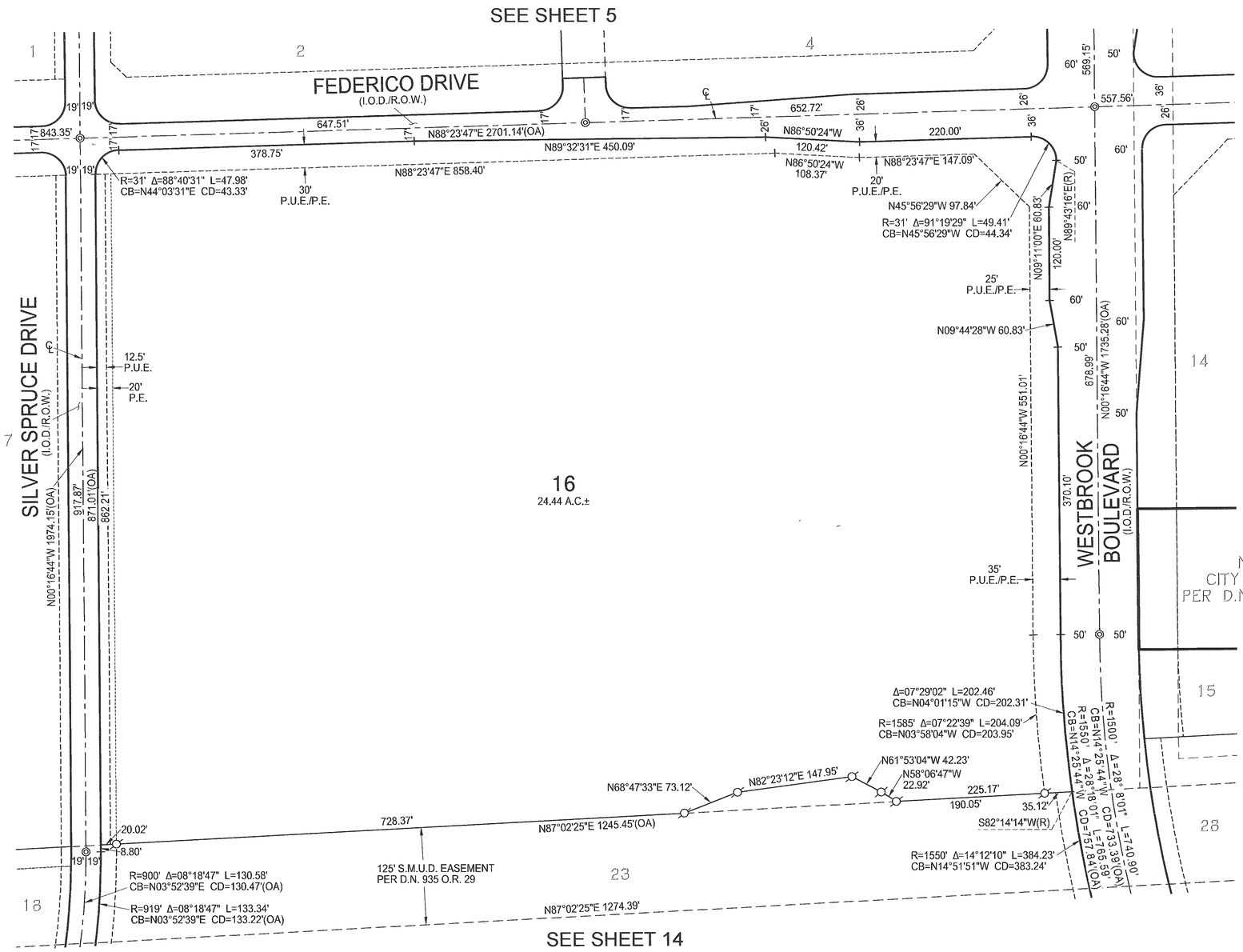
FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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SHEET 10 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 4

AREA R-14 PER DOC. No. 2015-064321 & 2015-064331

17.00'
17.01'

843.35'
N88°23'47"E 2701.14'(OA)
792.68'

30' P.U.E./P.E.

FEDERICO DRIVE
(I.O.D./R.O.W.)

R=31' Δ=91°19'29" L=49.41'
CB=N45°56'29"W CD=44.34'

19' 19' 17' 17'

MOURIER INVESTMENTS, L.L.C.
PER 2007-0076354

913.09'

17
17.12 A.C.±

12.5' P.U.E.

861.68'
917.87'
N00°16'44"W 1974.15'(OA)

SILVER SPRUCE DRIVE
(I.O.D./R.O.W.)

SEE SHEET 10

AREA E-19 PER D.N. 2015-064331

815.71'
N87°02'25"E 828.22'(OA)

125' S.M.U.D. EASEMENT PER D.N. 935 O.R. 29

25' P.U.E.

12.51'
7.02'

R=881' Δ=08°18'47" L=127.82'
CB=N03°52'39"E CD=127.71'

R=900' Δ=08°18'47" L=130.58'
CB=N03°52'39"E CD=130.47'

AREA E-6 PER D.N. 2015-064331

207.99'

N87°02'25"E

12.5' P.U.E.

188.12'
N08°02'03"E 188.12'

AREA R-1 PER D.N. 2015-064321 & D.N. 2015-064331

N74°18'22"E(R)

250' USA EASEMENT PER D.N. 612 O.R. 534

18
7.55 A.C.±

Δ=03°34'13" L=57.27'
CB=N06°14'56"E CD=57.26'

R=900' Δ=32°59'30" L=518.23'
CB=N08°27'42"W CD=511.10'(OA)

12.60'

554.06'
N87°02'25"E 566.66'(OA)

N85°32'10"W(R)

SEE SHEET 14

309.89'

C1

C3

40' P.U.E./P.E.

N00°04'57"W 2654.00'(2)(OA)

C2

R=2061'
Δ=15°03'24"
L=541.61'
CB=N08°09'56"W
CD=540.05'(OA)

N02°57'35"W 165.00'

R=919' Δ=32°59'30" L=529.17'
CB=N08°27'42"W CD=521.89'(OA)

N82°53'18"E(R)

61'

40.07'

124.29'

N87°02'25"E 260.78'(OA)

N83°38'45"E(R)

SANTUCCI BOULEVARD
(I.O.D./R.O.W.)

R=2000' Δ=06°28'29" L=226.01'
CB=N03°52'28"W CD=225.89'(OA)

SEE SHEET 12

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2061'	04°36'40"	165.86'	N08°39'35"W	165.82'
C2	2061'	04°43'44"	170.10'	N13°19'46"W	170.05'
C3	2061'	09°20'23"	335.96'	N11°01'26"W	335.59'

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

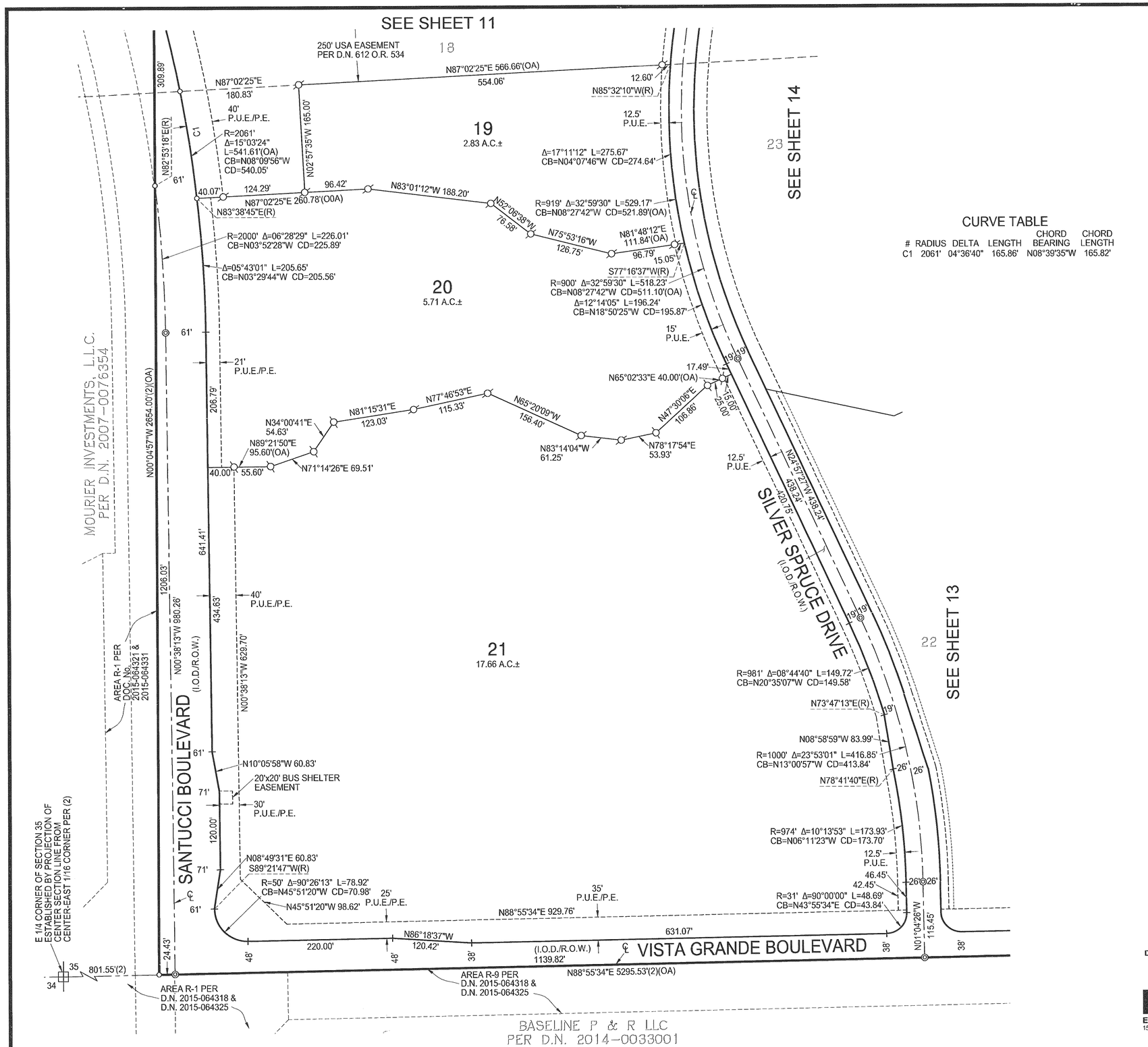
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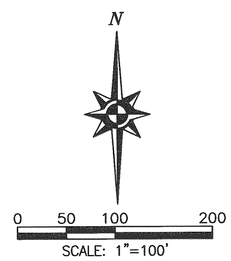
JANUARY 2018

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2061'	04°36'40"	165.86'	N08°39'35"W	165.82'



FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
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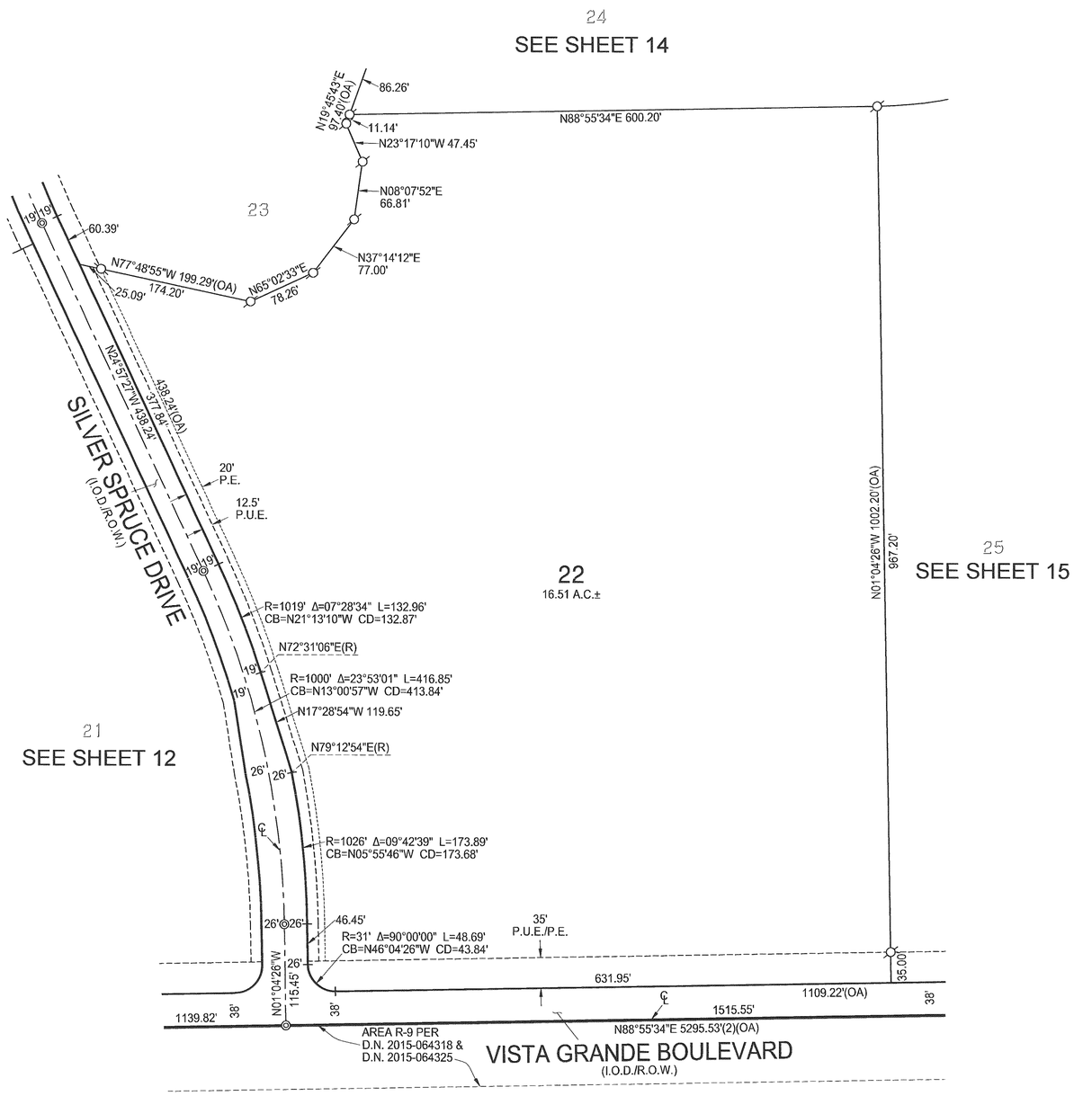
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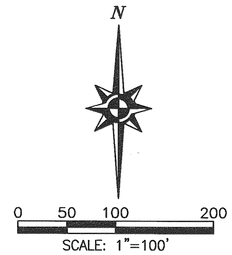
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SHEET 12 OF 23 18254.FED





FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

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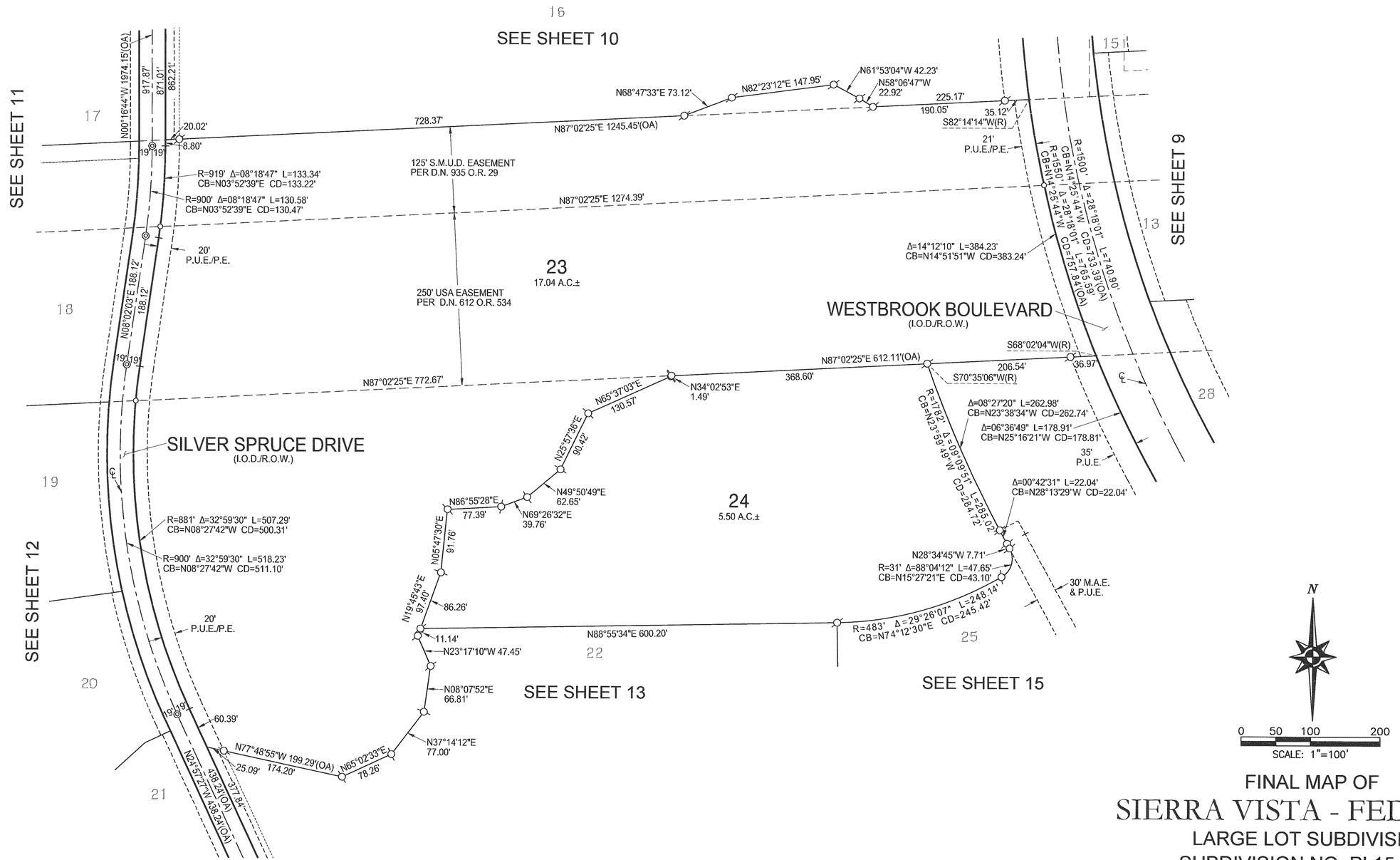
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SHEET 13 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

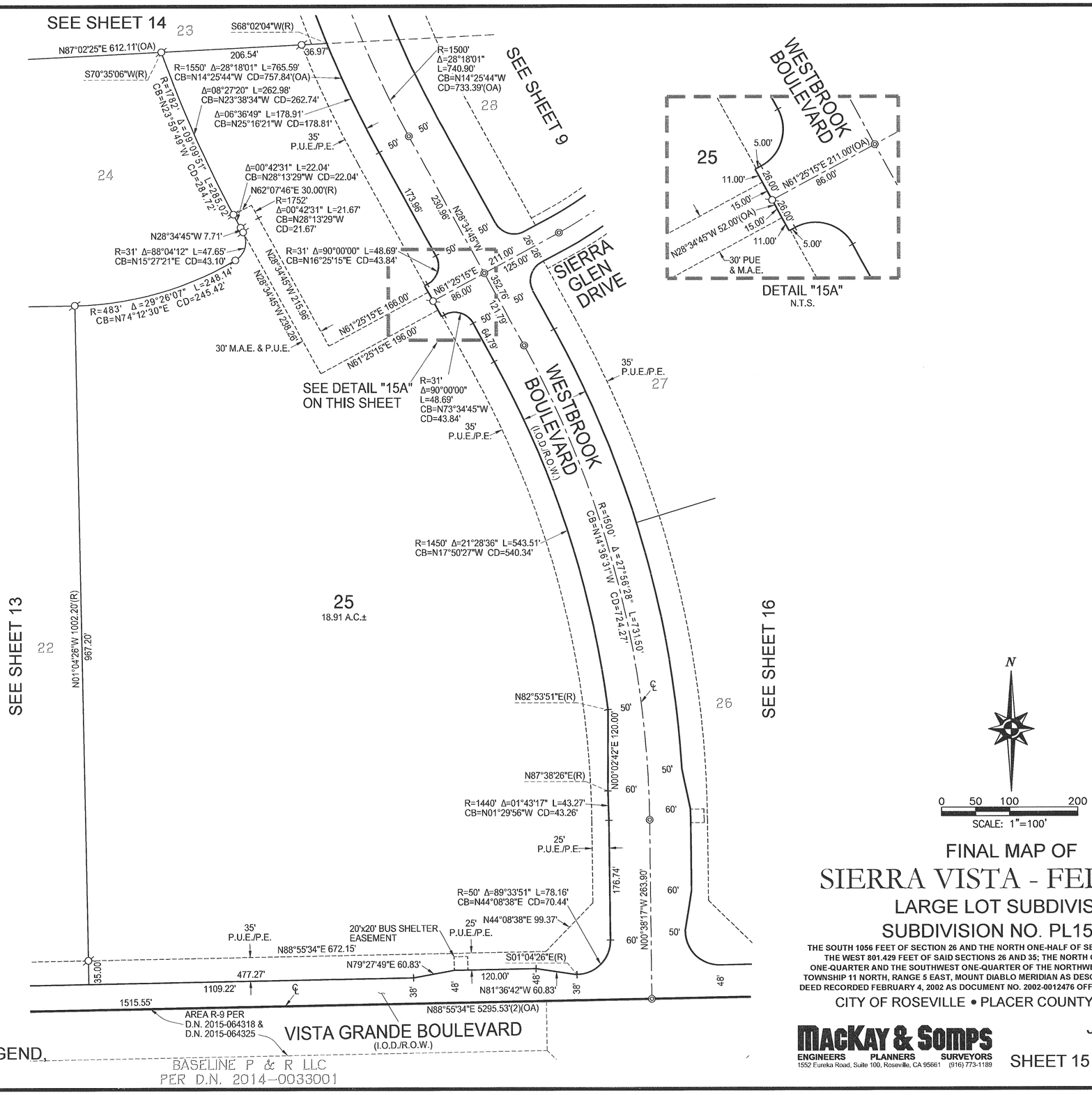
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SEE SHEET 17

SEE SHEET 9

SEE SHEET 18

SEE SHEET 19

SEE SHEET 15

SEE SHEET 16

SEE SHEET 17

SEE SHEET 18

SEE SHEET 19

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

VISTA PARK DRIVE
(I.O.D./R.O.W.)

WESTBROOK BOULEVARD
(I.O.D./R.O.W.)

VISTA GRANDE BOULEVARD
(I.O.D./R.O.W.)

27
19.23 A.C.±

26
20.46 A.C.±

R=600' Δ=36°59'07" L=387.31'
CB=N68°32'51"E CD=380.62'

R=581' Δ=31°36'19" L=320.49'
CB=N71°14'15"E CD=316.44'

N87°02'25"E 1106.51'(OA)
927.46'
877.18'

R=31' Δ=92°33'17" L=50.08'
CB=N46°40'57"W CD=44.81'

N34°33'54"W(R)

N47°03'37"E 85.00'

N50°03'17"E 102.79'

12.5' P.U.E.

R=526' Δ=11°21'58" L=104.35'
CB=N55°44'16"E CD=104.17'

R=500' Δ=11°21'58" L=99.19'
CB=N55°44'16"E CD=99.03'

N28°34'45"W 250.96'

N61°25'15"E 86.00'

211.00'
125.00'
352.76'(OA)
121.79'
64.79'
144.00'

R=31' Δ=90°00'00" L=48.69'
CB=N16°25'15"E CD=43.84'

35' P.U.E./P.E.

Δ=11°28'49" L=310.57'
CB=N22°50'20"W CD=310.05'

R=1500' Δ=27°56'28" L=731.50'
CB=N14°36'31"W CD=724.27'

N72°54'04"E(R) 169.56'(OA)
134.56'
35.00'

N88°55'34"E 1154.21'(OA)
1141.71'

R=1550' Δ=25°10'22" L=680.99'(OA)
CB=N15°59'34"W CD=675.53'

Δ=13°41'33" L=370.42'
CB=N10°15'09"W CD=369.54'

R=1585' Δ=16°27'39" L=455.36'
CB=N08°52'06"W CD=453.80'

N86°35'37"E(R)

N11°42'26"W 61.14'

N88°48'58"E(R)

20'x20' BUS SHELTER EASEMENT

R=1560' Δ=00°32'45" L=14.86'
CB=N00°54'39"W CD=14.86'

N00°38'17"W 263.90'

N08°49'27"E 60.83'

105.14'

25' P.U.E./P.E.

N00°38'17"W 120.26'

S89°21'43"W(R)

R=50' Δ=90°26'09" L=78.92'
CB=N45°51'22"W CD=70.98'

N45°51'22"W 98.62'

N86°18'37"W 120.42'

220.00'

1515.55'

1317.25'

820.31'

496.93'

N88°55'34"E 5295.53'(2)(OA)

AREA R-9 PER D.N. 2015-064318 & D.N. 2015-064325

AREA R-2 PER D.N. 2015-064318 & D.N. 2015-064325

AREA R-10 PER D.N. 2015-064318 & D.N. 2015-064325

BASELINE P & R LLC
PER D.N. 2014-0033001

613.63'

965.14'

N00°24'18"W 1415.68'

351.51'

N04°16'21"E 110.37'

R=31' Δ=89°19'52" L=48.33'
CB=N44°15'38"E CD=43.58'

220.00'

12.5' P.U.E.

20' P.U.E./P.E.

12.50'

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA - FEDERICO
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SUBDIVISION NO. PL15-0192

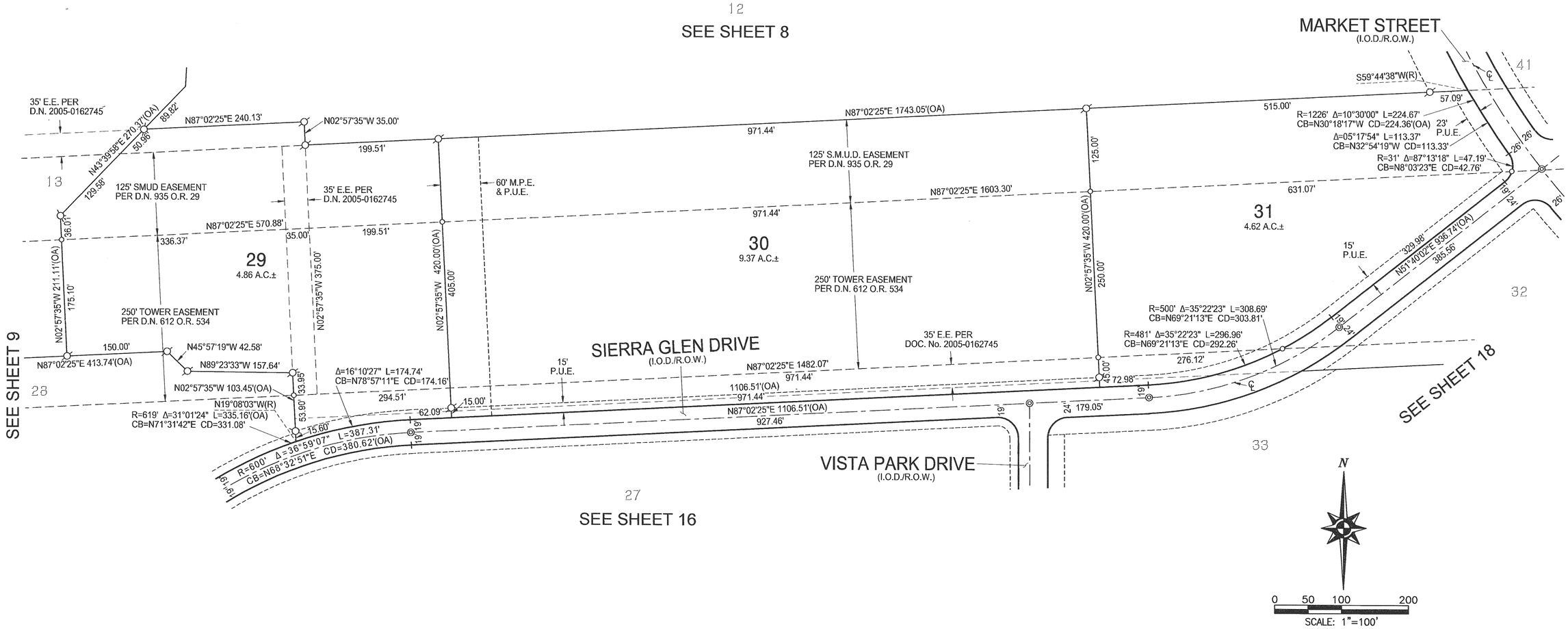
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SHEET 16 OF 23 18254.FED



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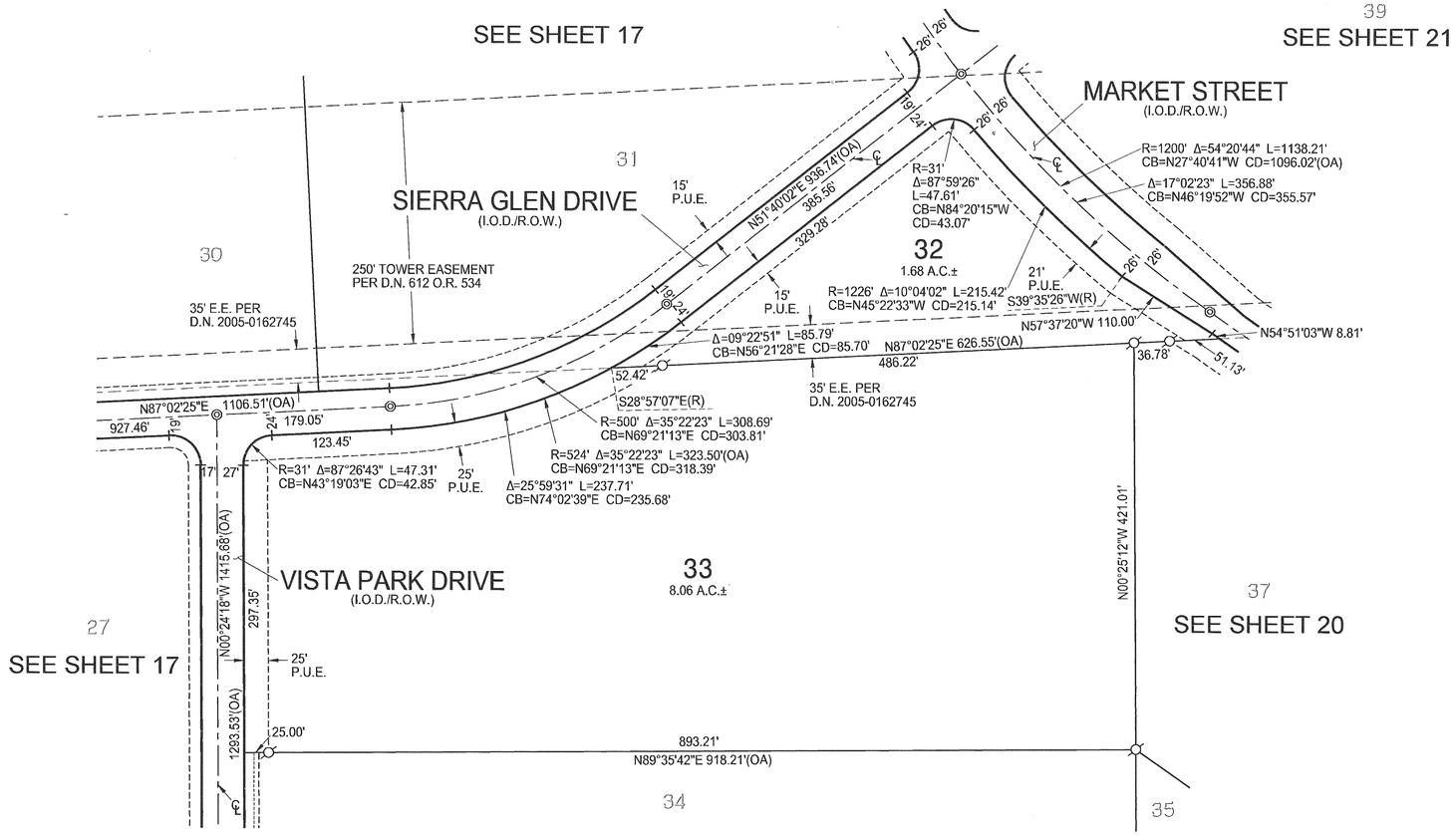
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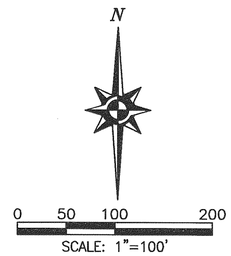
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SHEET 17 OF 23 18254.FED





FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

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JANUARY 2018

SHEET 18 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 18

33

25.00'

893.21'

N89°35'42"E 918.21'(OA)

421.01'

N54°51'03"W 525.87'

27

37

SEE SHEET 20

SEE SHEET 16

17' 27'

1293.53'(OA)

12.5' P.U.E.

10' P.E. SEE NOTE 4 ON SHEET 4

N00°24'18"W 1415.68'(OA)

996.18'

34

21.59 A.C.±

N00°25'12"W 1446.95'(OA)

975.94'

129.35'

R=800' Δ=54°25'51" L=760.00'

CB=N27°38'08"W CD=731.74'(OA)

N00°25'12"W 165.80'

391.92'

N89°54'32"W 422.15'(OA)

30.23'

N83°11'08"E(R)

15' P.U.E.

R=783.00' Δ=054°25'51" L=743.85'(OA)

CB=N27°38'08"W CD=716.19'

Δ=06°23'40" L=87.38'

CB=N03°37'02"W CD=87.34'

VISTA PARK DRIVE

(I.O.D./R.O.W.)

MARKET STREET

(I.O.D./R.O.W.)

136.01'

N03°52'09"E 120.34'

1340.64'(2)(3)(OA)

13

DD MAPS 26

26

17'

35

8.59 A.C.±

N00°25'12"W 723.87'(OA)

544.52'

36

5.71 A.C.±

26' P.U.E.

545.52'

N00°25'12"W

220.00'

R=31' Δ=90°30'41" L=48.97'

CB=N44°50'08"E CD=44.04'

N

0 50 100 200

SCALE: 1"=100'

27' 27'

℄

VISTA GRANDE BOULEVARD

(I.O.D./R.O.W.)

35' P.U.E.

50' P.U.E.

40' P.U.E.

20'x20' BUS SHELTER EASEMENT

R=31' Δ=90°40'08" L=49.06'

CB=N45°44'22"W CD=44.10'

50.00'

50.00'

N80°37'44"E 60.83'

S00°05'28"W(R)

146.74'

120.00'

N80°26'48"W 60.83'

38'

48'

38'

48'

38'

26'

℄

438.51'

448.66'

427.77'

1023.16'

1317.25'

496.93'

N88°55'34"E 5295.53'(2)(OA)

N89°54'32"W 1320.39(2)

AREA R-10 PER D.N. 2015-064318 & D.N. 2015-064325

AREA R-10 PER D.N. 2015-064323 & D.N. 2015-064333

AREA E-10 PER D.N. 2015-064333

AREA R-3 PER D.N. 2015-064323 & D.N. 2015-064333

BASELINE P & R LLC
PER D.N. 2014-0033001

BARBACCIA TRUST
PER D.N. 2004-0153428
PARCEL A
15 P.M. 143

DF PROPERTIES
PER 32 O.R. 693
PARCEL B
15 P.M. 143

FD 2" ALUMINUM MONUMENT STAMPED AS WEST 1/4 COR FOR SECTION 35 PER(2)

T11N R5E 35 36 2005 R.C.E. 45333

RE-SET WITH MONUMENT WELL STAMPED:

T11N R5E 35 36 2017 L.S. 7944

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

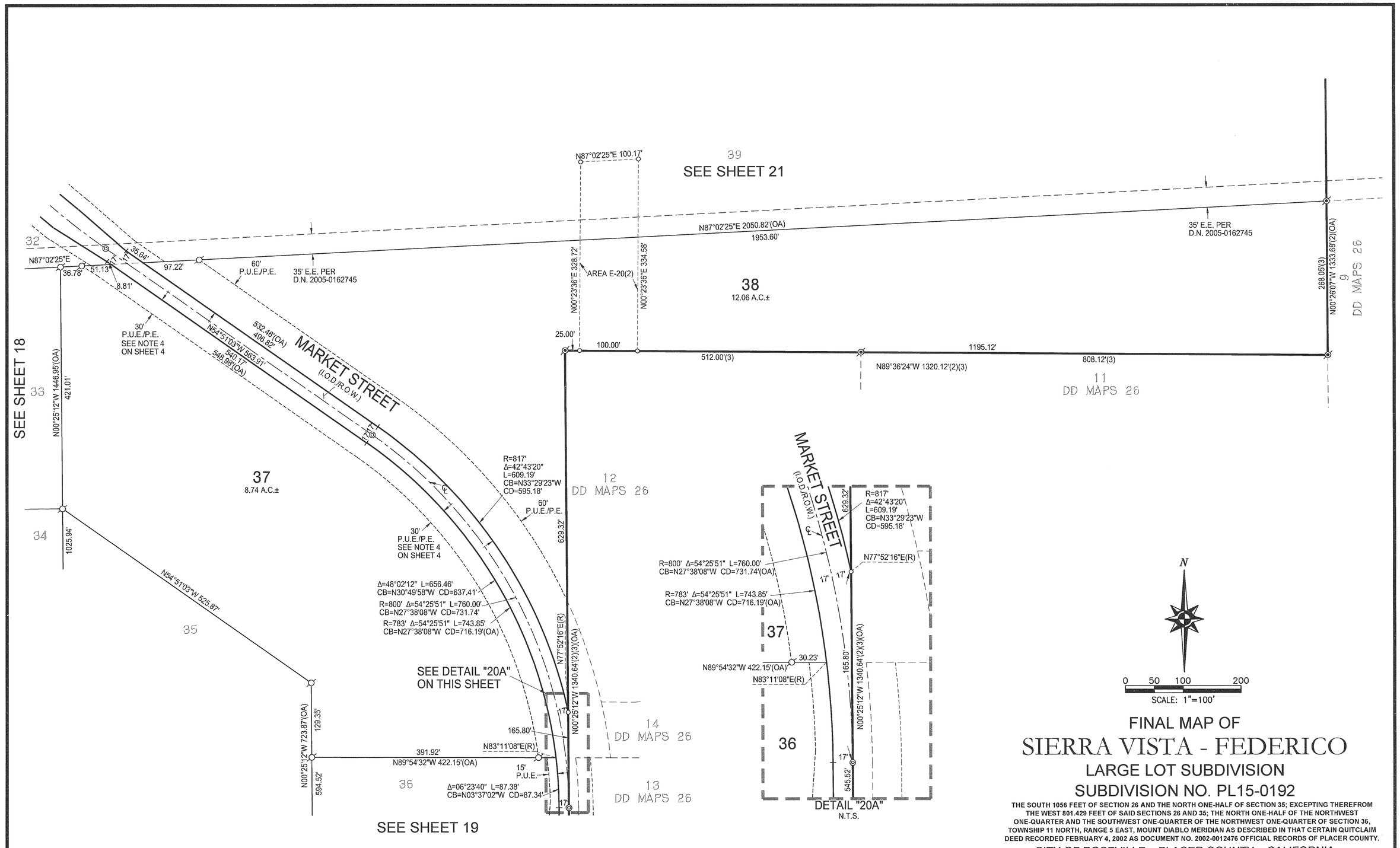
THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

JANUARY 2018

SHEET 19 OF 23 18254.FED



SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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SHEET 20 OF 23 18254.FED

BRANSTON DRIVE
(I.O.D./R.O.W.)

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

MARKET STREET
(I.O.D./R.O.W.)

SEE SHEET 22

SEE SHEET 23

SEE SHEET 18

SEE SHEET 20

SEE SHEET 20

SEE DETAIL "21A" ON THIS SHEET

R=1050' Δ=11°36'41" L=212.79'
CB=N76°22'41"E CD=212.42'

N07°48'59"W
95.49'

R=1050' Δ=22°11'19" L=406.63'
CB=N86°43'20"W CD=404.09'

N70°34'20"E
100.00'
100.00'

R=1031' Δ=33°47'59" L=608.21'
CB=N87°28'20"E CD=599.42'

15'
P.U.E.

R=1050' Δ=33°47'59" L=619.41'
CB=N87°28'20"E CD=610.47'(OA)

DRAINAGE EASEMENT
PER DOC. No. 2006-0122389
SEE SHEET 23

N75°37'40"W 256.37'
256.37'

N86°25'23"W 152.38'
152.38'

R=750' Δ=10°47'43" L=141.31'
CB=N81°01'32"W CD=141.10'

R=769' Δ=10°47'43" L=144.89'
CB=N81°01'32"W CD=144.67'

R=481' Δ=16°35'06" L=139.23'
CB=N78°07'50"W CD=138.74'

R=500' Δ=15°46'08" L=137.61'
CB=N78°32'19"W CD=137.17'

N85°01'14"E
103.90'
103.90'

R=500' Δ=33°21'12" L=291.06'
CB=N68°20'38"E CD=286.97'

R=481' Δ=33°21'12" L=280.00'
CB=N68°20'38"E CD=276.07'

R=750' Δ=14°26'53" L=189.13'
CB=N77°47'47"E CD=188.63'

R=769' Δ=14°26'53" L=193.92'
CB=N77°47'47"E CD=193.40'

42

43

41

40
13.17 A.C.±

39
20.89 A.C.±

38

37

32

33

311.08'
493.57'
996.74'(OA)
N51°40'02"E
182.49'

25.91'

N87°02'25"E 2169.57'(OA)
2143.66'

125' S.M.U.D. EASEMENT
PER D.N. 935 O.R. 29

N87°02'25"E

250' TOWER EASEMENT
PER D.N. 612 O.R. 534

N87°02'25"E 100.17'

N87°02'25"E 2050.82'(OA)
1953.60'

35' E.E. PER
D.N. 2005-0162745

AREA E-20(2)

N00°23'36"E 328.72'

N00°23'36"E 334.58'

25.00'
100.00'
1195.12'(OA)
512.00'(3)
N89°36'24"W 1320.12'(2)(3)(OA)

168.15'
125.12'
410.40'(3)
250.24'
35.03'
268.05'(3)

N00°26'07"W 1333.68'(2)(3)

R=31' Δ=91°57'33" L=49.75'
CB=N05°41'16"E CD=44.58'

23'
P.U.E.

R=1174' Δ=10°45'09" L=220.32'
CB=N45°40'05"W CD=220.00'

R=1200' Δ=17°02'23" L=356.88'
CB=N46°19'52"W CD=355.57'

S38°57'20"W(R)

N48°48'10"W 110.00'

35.64'

97.22'

60'
P.U.E./P.E.

N54°51'03"W 563.91'

532.46'(OA)
496.82'

26'

DETAIL "21A"
N.T.S.

N18°35'35"E(R)

446.70'
425.93'(3)

21.11'

20.14'
N19°20'44"E(R)

20.24'
N20°09'42"E(R)

16.06'

152.09'(3)

N00°26'07"W 1333.68'(2)(3)(OA)

R=500' Δ=06°18'11" L=55.00'
CB=N67°30'10"W CD=54.98'(3)(TIE)

N

0 50 100 200
SCALE: 1"=100'

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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JANUARY 2018

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FD 1-1/2" BRASS DISC ON A 3/4" IRON ROD SET IN CONCRETE STAMPED AS SHOWN. ACCEPTED AS SECTION CORNER PER (1)(2)(3)

T11N R5E 26|25 35|36 1967 R C E 13444

RE-SET WITH STANDARD MONUMENT WELL AT CENTERLINE INTERSECTION FOR REFERENCE POINT STAMPED:

T11N R5E 26|25 35|36 2017 RP L S 7944

WESTPARK VILLAGE 10 PHASE 2 BB MAPS 79

WESTPARK VILLAGE 10 PHASE 2 BB MAPS 80

129 128 127 126 125 124 123 122 121 120 119 15 14 13 12 11 10 9 8 7 6 5 4

N89°18'15"W 5279.53'(2)(3)(OA)
N89°18'15"W 2639.76(BNDY)
1471.28'

SEE SHEET 8

10

N00°30'19"W 207.94'
24.01'
23.98'
N02°10'00"E 149.66'
17 17
57.94'
30' P.U.E./P.E.

MARKET STREET
(I.O.D./R.O.W.)

Δ=12°41'42" L=262.12'
CB=N06°51'10"W CD=261.58'
R=1183' Δ=18°41'15" L=385.84'(OA)
CB=N09°50'56"W CD=384.14'
N90°00'00"E 41.70'
N75°34'56"W 129.46'
N76°33'23"E 136.57'
N59°52'08"W 149.51'
N69°56'26"E 154.17'(OA) 123.95'
30.22'
S76°47'59"W(R)
Δ=05°59'32" L=123.72'
CB=N16°11'47"W CD=123.67'
Δ=37°18'21" L=781.33'
CB=N19°09'29"W CD=767.60'
S70°48'26"W(R)
N26°32'48"W 110.00'
S65°28'31"W(R)
21' P.U.E.
26'
R=1174' Δ=10°45'09" L=220.32'
CB=N29°54'04"W CD=220.00'
15' P.U.E.
492.61'(OA) 364.60'
R=31' Δ=93°03'20" L=50.35'
CB=N81°48'18"W CD=44.99'
N87°02'25"E 186.99'
936.74'(OA) 551.16'
N51°40'02"E 125.01'
R=1200' Δ=54°20'44" L=1138.21'
CB=N27°40'41"W CD=1096.02'(OA)
R=1174' Δ=03°42'13" L=75.89'
CB=N33°25'32"W CD=75.87'
385.56'(OA)
125' S.M.U.D. EASEMENT PER D.N. 935 O.R. 29

42
14.51 A.C.±

41
4.35 A.C.±

40
SEE SHEET 21

11 12 31 32

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

Δ=01°17'52" L=11.75'
CB=N52°18'58"E CD=11.75'
N37°02'06"W(R)
98.86'(OA) 83.73' 15.13'
Δ=32°03'20" L=290.37'
CB=N68°59'34"E CD=286.60'
R=519' Δ=33°21'12" L=302.12'(OA)
CB=N68°20'38"E CD=297.87'
R=500' Δ=33°21'12" L=291.06'
CB=N68°20'38"E CD=286.97'
12.5' P.U.E.
20' P.E.
R=731' Δ=14°26'53" L=184.33'
CB=N77°47'47"E CD=183.85'
R=750' Δ=14°26'53" L=189.13'
CB=N77°47'47"E CD=188.63'
N85°01'14"E 103.90'
103.90'
100.00'
N70°34'20"E 100.00'

BRANSTON DRIVE
(I.O.D./R.O.W.)

23.00'
62.28'
23.00'
N00°41'43"E 62.28'
R=1200' Δ=08°30'42" L=178.27'
CB=N03°33'38"W CD=178.11'
R=1223' Δ=08°30'42" L=181.69'
CB=N03°33'38"W CD=181.52'
12.5' P.U.E.
46.63'
N82°11'01"E(R) 4.00'
R=31' Δ=87°23'41" L=47.29'
CB=N35°52'52"E CD=42.83'
R=1050' Δ=11°36'41" L=212.79'
CB=N76°22'41"E CD=212.42'
R=1069' Δ=09°00'22" L=168.03'
CB=N75°04'31"E CD=167.86'
N07°48'59"W 95.49'

43

SEE SHEET 23

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

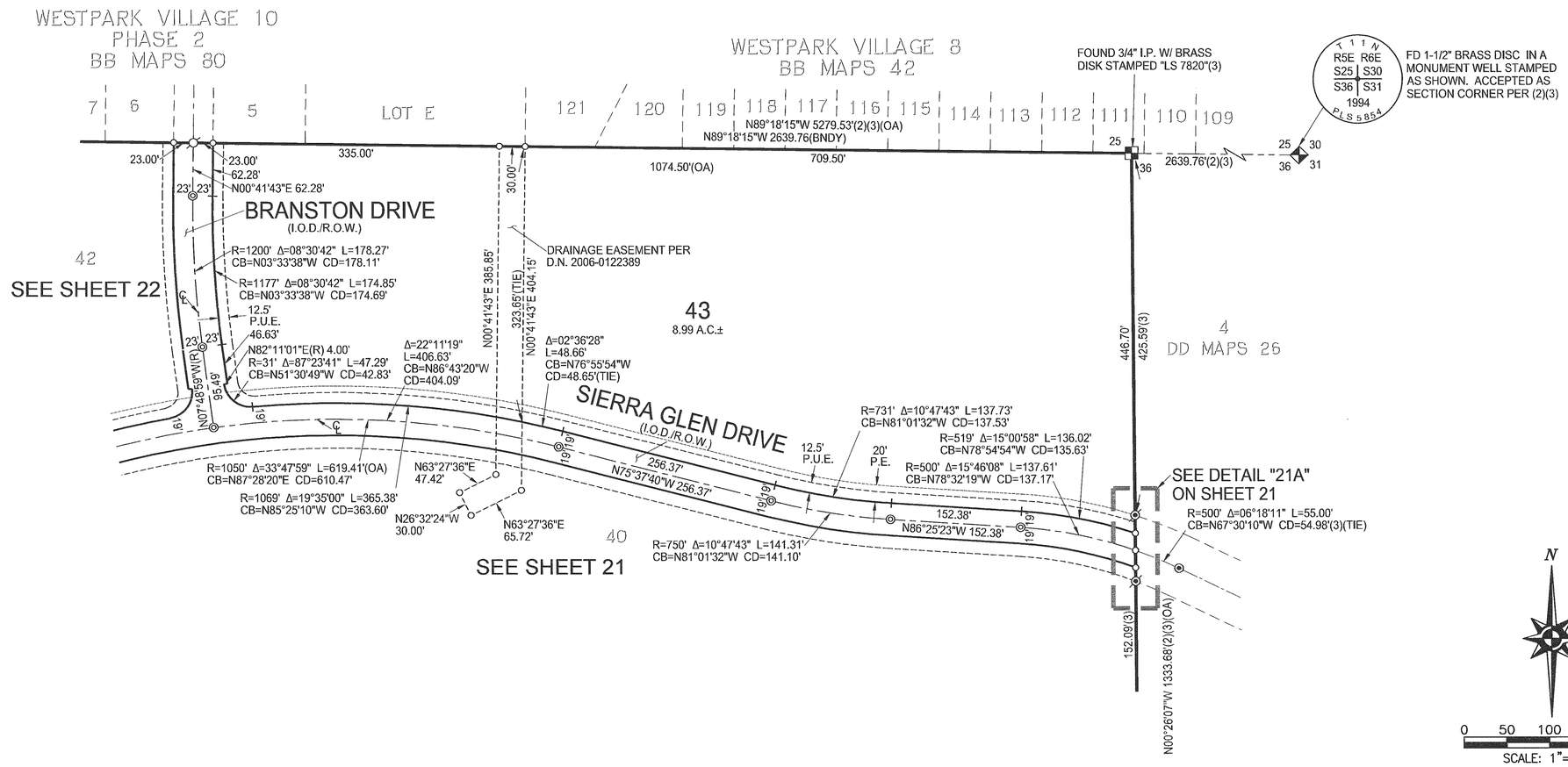
THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

JANUARY 2018

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189



SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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JANUARY 2018

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SHEET 23 OF 23 18254.FED

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

MURRAY SMITH & ASSOCIATES

SHEET 1 OF 8

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) A PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.)

(C) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SEWER PIPES WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THAT LAND SHOWN HEREON AND DESIGNATED "SEWER EASEMENT".

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS WESTBROOK BOULEVARD, VISTA GRANDE BOULEVARD, SIERRA VILLAGE DRIVE, AND VISTA PARK DRIVE AND THE AREAS SHOWN HEREON AS I.O.D. / R.O.W.

SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: Chrysanthy Demos
ITS: President and CEO

BY: LENNAR HOMES OF CALIFORNIA INC. A CALIFORNIA CORPORATION

BY: _____
NAME: Larry Gualco
ITS: VP

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
) SS
COUNTY OF Sacramento)

ON October 30, 2018 BEFORE ME,
Tawny Por ; A NOTARY PUBLIC, PERSONALLY
APPEARED Chrysanthy Demos WHO PROVED TO ME ON
THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE~~/SHE/~~THEY~~ EXECUTED THE SAME IN ~~HIS~~/HER/~~THEIR~~ AUTHORIZED CAPACITY~~(IES)~~, AND THAT BY ~~HIS~~/HER/~~THEIR~~ SIGNATURE~~(S)~~ ON THE INSTRUMENT THE PERSON~~(S)~~, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON~~(S)~~ ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____
NOTARY PRINTED NAME: Tawny Por
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY.
MY NOTARY COMMISSION NO. 2111369
MY COMMISSION EXPIRES ON: June 10, 2019

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
) SS
COUNTY OF Placer)

ON November 1, 2018 BEFORE ME,
Monique Reynolds ; A NOTARY PUBLIC, PERSONALLY
APPEARED Larry Gualco WHO PROVED TO ME ON
THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: Monique Reynolds
NOTARY PRINTED NAME: Monique Reynolds
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY.
MY NOTARY COMMISSION NO. 2171051
MY COMMISSION EXPIRES ON: Nov. 24, 2020

RECORDER'S STATEMENT

FILED THIS 20th DAY OF November, 2018 AT 11:47 a.M. IN BOOK EE OF MAPS, AT PAGE 33, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MSA ENGINEERING, INC.

RYAN RONCO
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2018-0084495

BY: J Chatterley
DEPUTY

FEE $ 104.00

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF AKT DEVELOPMENT CORPORATION ON AUGUST 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2020, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Michael S. Costa
MICHAEL S. COSTA LS 6600
EXPIRATION DATE: 12-31-19

Sept. 7, 2018
DATED

LICENSED LAND SURVEYOR
MICHAEL S. COSTA
No. 6600
Exp. 12-31-19
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISION OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

MARC STOUT R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES SEPTEMBER 30, 2018 20

11/14/18
DATE

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES LARGE LOT MAP" IS TECHNICALLY CORRECT.

FOR MARC STOUT CITY ENGINEER, CITY OF ROSEVILLE

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2019

11/15/18
DATE

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
No. 8278
Exp. 12-31-19
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENT, THE EASEMENTS OFFERED HEREON FOR DEDICATION. THE CITY COUNCIL REJECTS AT THIS TIME BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE EASEMENTS AND RIGHTS OF WAY LISTED HEREON WITH NOTE 5 ON SHEET 3.

Sonia Orozco
CITY CLERK, CITY OF ROSEVILLE

11/15/18
DATE

BY: _____
ASSISTANT CITY CLERK

LEGEND

- ...SECTION QUARTER CORNER AS NOTED
- ...SECTION CORNER AS NOTED
- ...SECTION QUARTER CORNER SEARCHED FOR BUT NOT FOUND
- ...SECTION CORNER SEARCHED FOR BUT NOT FOUND
- ...SET 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
- ...SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600"
- ...DIMENSION POINT
- ...MONUMENT TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL 15-0192" RECORDED IN BOOK EE OF MAPS, AT PAGE 6

R.S.	...RECORD OF SURVEY
P.M.	...PARCEL MAP
DN	...DOCUMENT NUMBER
(R)	...RADIAL
(OA)	...OVERALL
P.U.E.	...PUBLIC UTILITY EASEMENT
P.E.	...PEDESTRIAN EASEMENT
L.E.	...LANDSCAPE EASEMENT
L.L.T.M.	...LARGE LOT TENTATIVE MAP
S.L.T.M.	...SMALL LOT TENTATIVE MAP
N.T.S.	...NOT TO SCALE

LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
LOT 1	KT-5	KT-5
LOT 2	KT-3B	KT-3B
LOT 3	KT-4	KT-4
LOT 4	KT-3A	KT-3A
LOT 5	KT-2	KT-2

LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
REMAINDER LOT	KT-61	KT-61
	KT-52	KT-52
	KT-21A	KT-21A
	KT-21B	KT-21B
	KT-30	KT-30
	KT-51	KT-51
	KT-20	KT-20
	KT-1B	KT-1B
	KT-80B	KT-80B

SEE SHEET 3 FOR NOTES

FOUND 3-1/4" BRASS CAP STAMPED LS 4533 STAMPED AS SHOWN

T11N R5E S33 S34 LS 4533

FOUND 2" ALUMINUM MONUMENT STAMPED AS SHOWN

T11N R5E 1/4 S35 S36 2005 LS 4533

MOURIER INVESTMENTS, LLC DN 2007-0076354

21 EE B.M. 6 | 22 EE B.M. 6 | 25 EE B.M. 6 | 26 EE B.M. 6 | 34 EE B.M. 6

N89°30'44"E 5285.03'(1) — 34 — N88°55'34"E 5295.53'(1)(6) — VISTA GRANDE BOULEVARD — 35 — 36

N89°30'44"E 845.81' 845.10'(1) — 35

N00°39'42"W 2642.47'(1) SECTION LINE

RESULTANT LOT 1 DN 2014-0010531

1501.90'(2)(3) N0°38'36"W 1502.09'

SECTION LINE

SANTUCCI BOULEVARD

DESIGNATED REMAINDER LOT SHEET 8

LOT 5 SHEET 7

WESTBROOK BOULEVARD

LOT 4 SHEET 6

VISTA PARK DRIVE

LOT 3 SHEET 5

LOT 2 SHEET 4

SECTION LINE

N0°24'18"W 2217.82'(1)

N0°24'18"W 2695.20'(OA)(1)

PARCEL A 15 P.M. 143

SIERRA VILLAGE DRIVE

N73°56'55"W 69.64'(1)

N66°12'56"W 111.62'(1)

N53°39'22"W 193.94'(1)

N87°15'49"E 125.83'(1)

N35°59'17"W 111.83'(1)

N29°12'09"W 147.49'(1)

N49°30'58"W 67.92'(1)

N55°47'35"W 223.87'(1)

N36°36'24"W 157.05'(1)

N36°14'35"W 275.76'(1)

N0°11'16"W 171.92'(1)

N9°07'22"W 18.39'(1)

N89°29'55"E 659.36'(1)

N84°35'54"E 84.29'(1)

N89°21'43"E 1843.32'(1)

N89°21'43"E 251.00'(1)

N0°38'13"W 1043.69'(1)

N87°17'58"W 120.20'(1)

N89°21'43"E 246.00'(1)

N0°38'17"W 364.30'(1)

N89°44'54"E 670.69'(1)

LOT 1 SHEET 3

N0°15'06"W 230.00'(1)

N89°44'54"E 1185.97'(1)

N0°24'18"W 477.38'

FOUND 2-1/2" BRASS DISC IN MONUMENT WELL STAMPED AS SHOWN

T11N S36 S31 LS 3680 1988

FIDDYMENT ROAD

FOUND 1-1/2" BRASS DISC IN MONUMENT WELL STAMPED AS SHOWN

S31 S32 PLA. CO. SURVEY

SEE DETAIL BELOW

KV SIERRA VISTA, LLC DN 2015-0053568

KV SIERRA VISTA, LLC DN 2015-0053568

KV SIERRA VISTA, LLC DN 2015-0053568

31 — 32 — N89°32'00"E 5284.19'(1) — 32 — 33 — N89°31'30"E 2642.09'(1) — 33 — 34 — N89°31'08"E 2642.10'(1) — 34 — 35 — N89°30'37"E 5284.19'(1) — 4397.54' — 35 — 36 — N89°29'55"E 5284.14'(1) — 36 — N89°29'24"E 2642.10'(1) — N89°29'02"E 2642.10'(1) — 36 — 31

BASELINE ROAD — SECTION LINE

BASIS OF BEARINGS N89°30'37"E 26420.96'(1)'

WATT AVENUE

REFERENCES:

(1) 22 R.S. 135
(2) D.N. 2014-0010532
(3) D.N. 2003-0058642
(4) D.N. 2015-0008134
(5) D.N. 2015-0070559
(6) EE B.M. 6

DETAIL 1"=100'

50' EASEMENT TO PG&E PER DN 2015-0008134

SECTION LINE — N0°11'16"W 171.92'(1) — N89°29'55"E 659.36'(1)

34 — 35 — 227.28' — N0°30'05"W 30.00' — 30' — 659.36' — N0°30'05"W 30.00' — 4397.54' — 35 — 36

SECTION LINE — N 89°29'55" E 5284.14' (1)

0 200 400 800

SCALE: 1"= 400'

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL15-0192

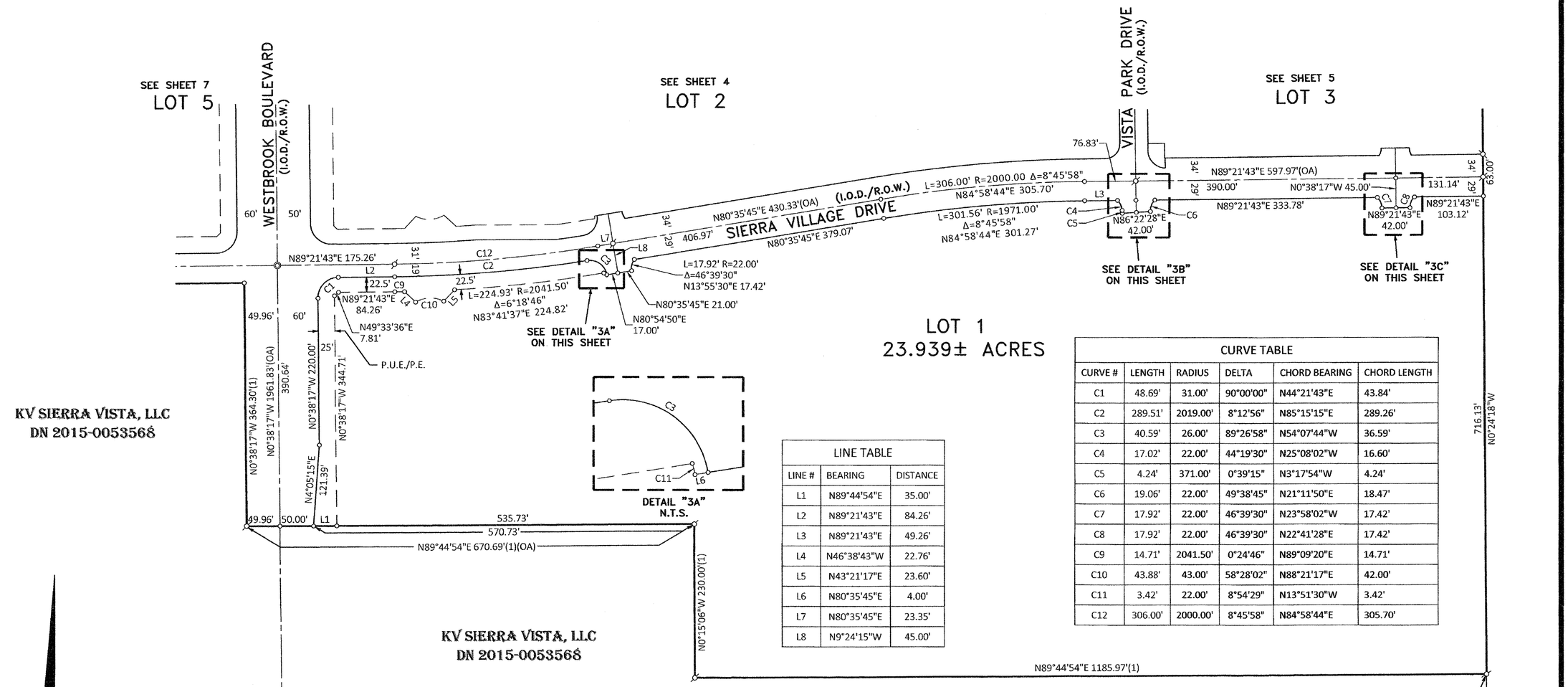
BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

MURRAY SMITH & ASSOCIATES

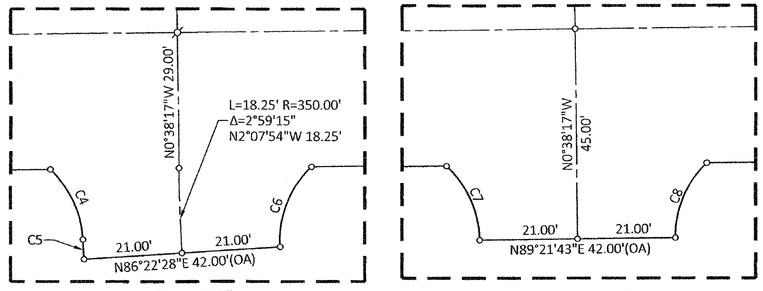
SHEET 2 OF 8



LOT 1
23.939± ACRES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°44'54"E	35.00'
L2	N89°21'43"E	84.26'
L3	N89°21'43"E	49.26'
L4	N46°38'43"W	22.76'
L5	N43°21'17"E	23.60'
L6	N80°35'45"E	4.00'
L7	N80°35'45"E	23.35'
L8	N9°24'15"W	45.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.69'	31.00'	90°00'00"	N44°21'43"E	43.84'
C2	289.51'	2019.00'	8°12'56"	N85°15'15"E	289.26'
C3	40.59'	26.00'	89°26'58"	N54°07'44"W	36.59'
C4	17.02'	22.00'	44°19'30"	N25°08'02"W	16.60'
C5	4.24'	371.00'	0°39'15"	N3°17'54"W	4.24'
C6	19.06'	22.00'	49°38'45"	N21°11'50"E	18.47'
C7	17.92'	22.00'	46°39'30"	N23°58'02"W	17.42'
C8	17.92'	22.00'	46°39'30"	N22°41'28"E	17.42'
C9	14.71'	2041.50'	0°24'46"	N89°09'20"E	14.71'
C10	43.88'	43.00'	58°28'02"	N88°21'17"E	42.00'
C11	3.42'	22.00'	8°54'29"	N13°51'30"W	3.42'
C12	306.00'	2000.00'	8°45'58"	N84°58'44"E	305.70'



NOTES

1. ALL CURVES DIMENSIONED WITH LENGTH, RADIUS, DELTA, CHORD BEARING AND CHORD DISTANCE.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "SIERRA VISTA" SUBDIVISION IS 267.959± AC. GROSS, CONSISTING OF 5 RESIDENTIAL DEVELOPMENT LOTS AND 1 DESIGNATED REMAINDER LOT.
5. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFERS OF DEDICATION/RIGHTS-OF-WAY (IOD/ROW) AND EASEMENTS NOT SHOWN HEREON ARE HEREBY ABANDONED:

   (A) THOSE PORTIONS OF THE IOD/ROW DESCRIBED IN DOCUMENT NUMBER 2015-0064318 AFFECTING LOTS 1, 2, 3, 4 AND 5 SHOWN HEREON.

   (B) THOSE PORTIONS OF THE PUBLIC UTILITY EASEMENT DESCRIBED IN DOCUMENT NUMBER 2015-0064325 AFFECTING LOTS 1, 2, 3, 4, AND 5 SHOWN HEREON.

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

M U R R A Y S M I T H & A S S O C I A T E S

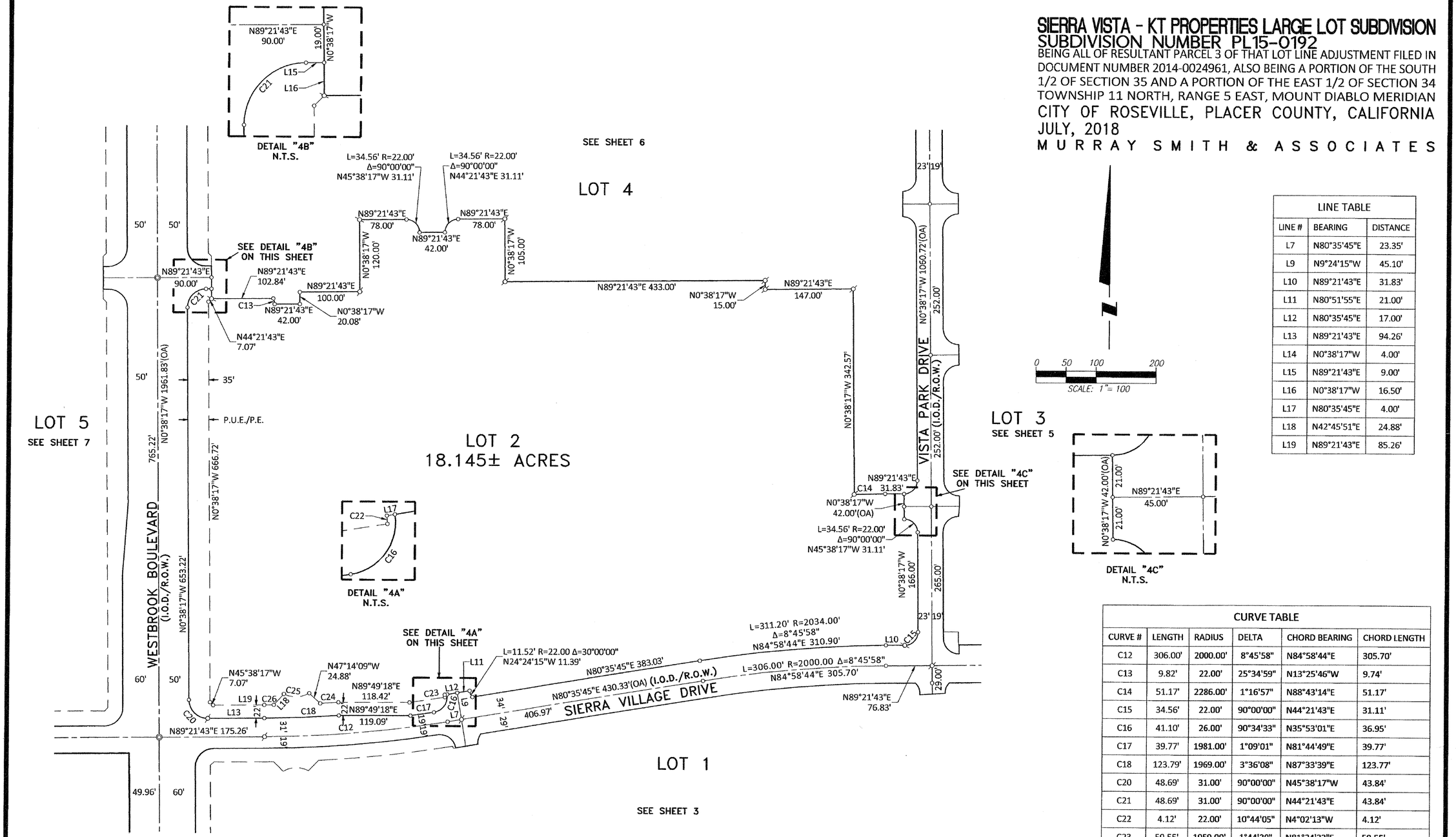
SECTION LINE

35 36

BASELINE ROAD

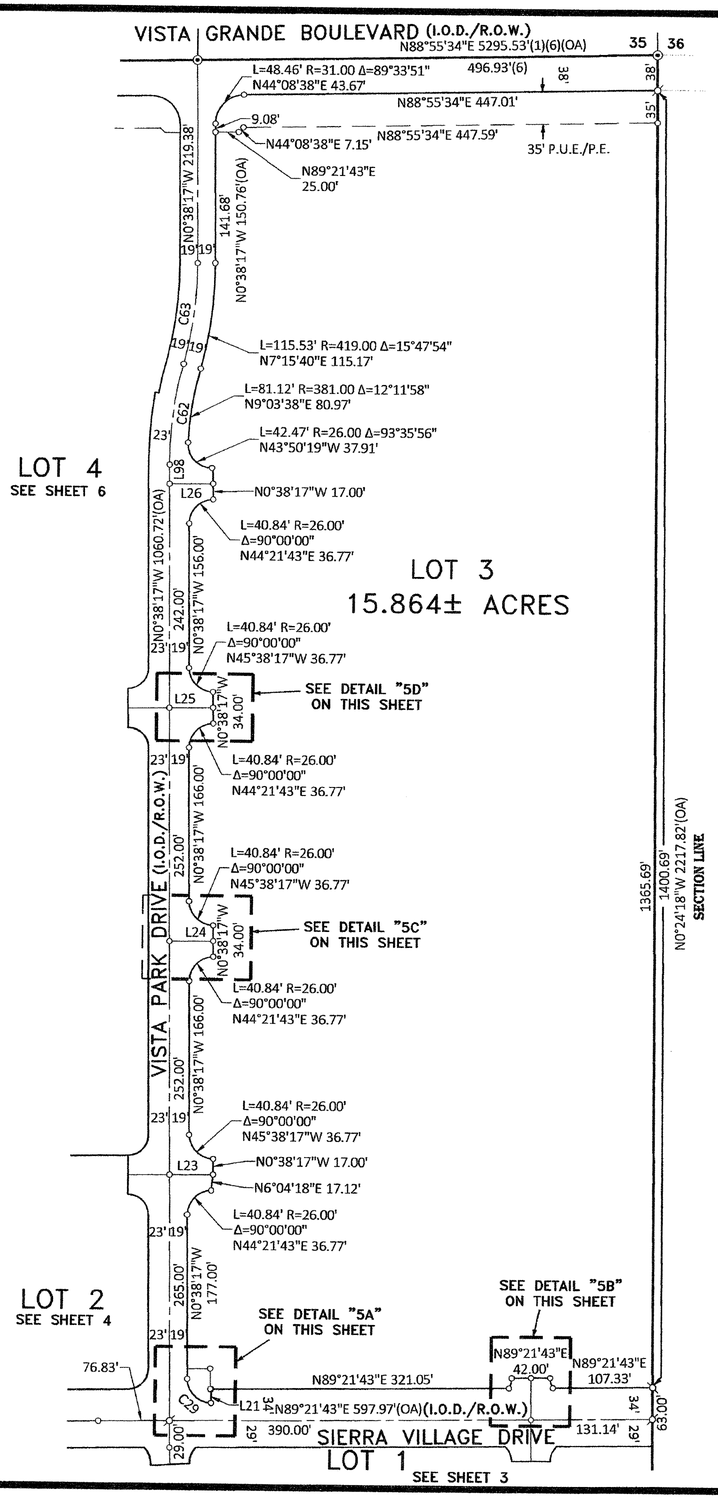
SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
JULY, 2018
MURRAY SMITH & ASSOCIATES



LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N80°35'45"E	23.35'
L9	N9°24'15"W	45.10'
L10	N89°21'43"E	31.83'
L11	N80°51'55"E	21.00'
L12	N80°35'45"E	17.00'
L13	N89°21'43"E	94.26'
L14	N0°38'17"W	4.00'
L15	N89°21'43"E	9.00'
L16	N0°38'17"W	16.50'
L17	N80°35'45"E	4.00'
L18	N42°45'51"E	24.88'
L19	N89°21'43"E	85.26'

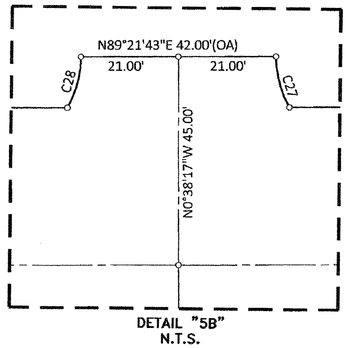
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C12	306.00'	2000.00'	8°45'58"	N84°58'44"E	305.70'
C13	9.82'	22.00'	25°34'59"	N13°25'46"W	9.74'
C14	51.17'	2286.00'	1°16'57"	N88°43'14"E	51.17'
C15	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C16	41.10'	26.00'	90°34'33"	N35°53'01"E	36.95'
C17	39.77'	1981.00'	1°09'01"	N81°44'49"E	39.77'
C18	123.79'	1969.00'	3°36'08"	N87°33'39"E	123.77'
C20	48.69'	31.00'	90°00'00"	N45°38'17"W	43.84'
C21	48.69'	31.00'	90°00'00"	N44°21'43"E	43.84'
C22	4.12'	22.00'	10°44'05"	N4°02'13"W	4.12'
C23	59.55'	1959.00'	1°44'30"	N81°24'33"E	59.55'
C24	30.29'	1947.00'	0°53'29"	N86°10'57"E	30.29'
C25	43.88'	43.00'	58°28'02"	N87°45'51"E	42.00'
C26	15.70'	1947.00'	0°27'43"	N89°07'51"E	15.70'



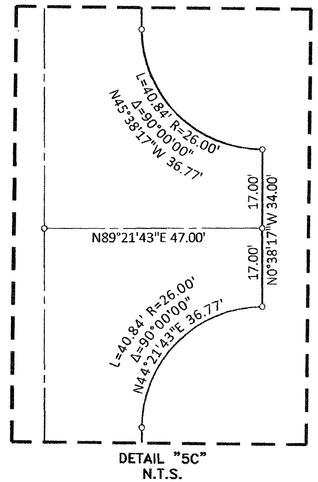
LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N0°38'17"W	15.00'
L22	N0°38'17"W	11.00'
L23	N89°21'43"E	47.00'
L24	N89°21'43"E	47.00'
L25	N89°21'43"E	47.00'
L26	N89°21'43"E	47.00'
L98	N0°38'17"W	20.72'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	11.52'	22.00'	30°00'00"	N15°38'17"W	11.39'
C28	11.52'	22.00'	30°00'00"	N14°21'43"E	11.39'
C29	40.84'	26.00'	90°00'00"	N45°38'17"W	36.77'
C62	110.29'	400.00'	15°47'54"	N7°15'40"E	109.94'
C63	110.29'	400.00'	15°47'54"	N7°15'40"E	109.94'

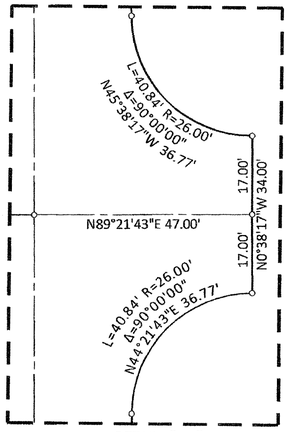
PARCEL A
15 P.M. 143



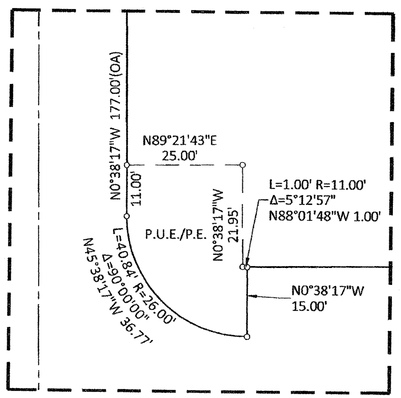
DETAIL "5B"
N.T.S.



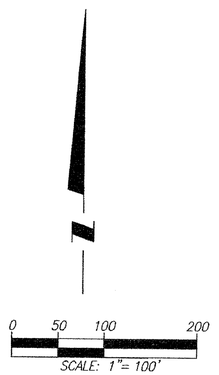
DETAIL "5C"
N.T.S.



DETAIL "5D"
N.T.S.



DETAIL "5A"
N.T.S.



SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

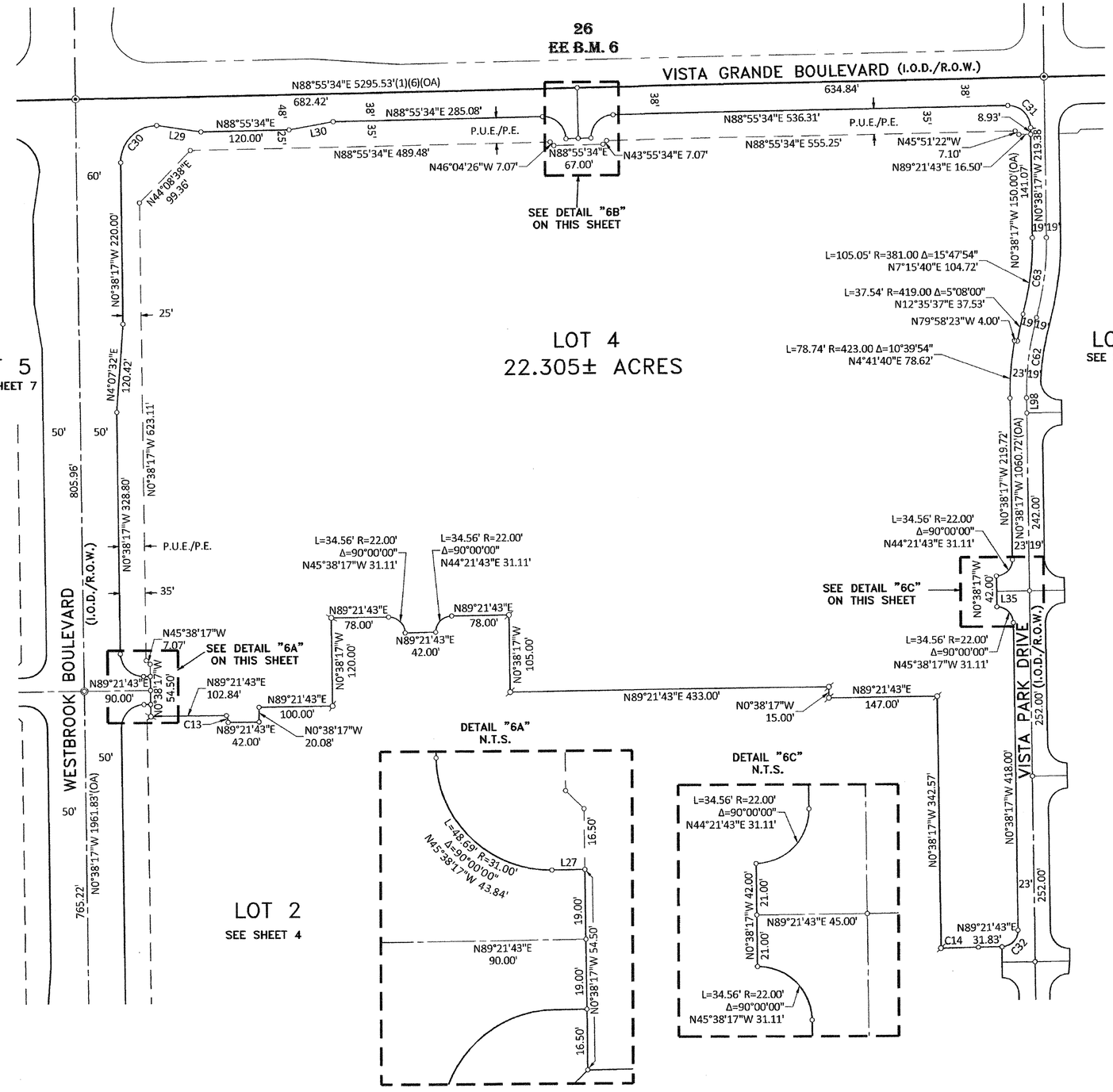
BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

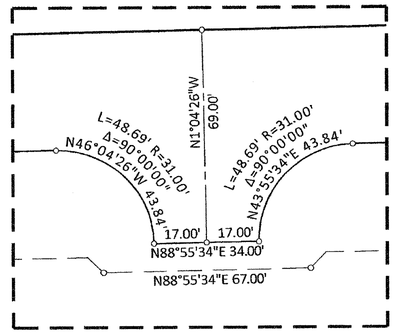
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

M U R R A Y S M I T H & A S S O C I A T E S

SHEET 5 OF 8





DETAIL "6B"
N.T.S.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	9.82'	22.00'	25°34'59"	N13°25'46"W	9.74'
C14	51.17'	2286.00'	1°16'57"	N88°43'14"E	51.17'
C30	78.16'	50.00'	89°33'51"	N44°08'39"E	70.44'
C31	48.93'	31.00'	90°26'09"	N45°51'22"W	44.01'
C32	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C62	110.29'	400.00'	15°47'54"	N7°15'40"E	109.94'
C63	110.29'	400.00'	15°47'54"	N7°15'40"E	109.94'

LINE TABLE		
LINE #	BEARING	DISTANCE
L27	N89°21'43"E	9.00'
L28	N0°38'17"W	4.00'
L29	N81°36'42"W	60.83'
L30	N79°27'50"E	60.83'
L31	N88°55'34"E	4.00'
L32	N1°04'26"W	9.00'
L33	N1°04'26"W	9.00'
L34	N88°55'34"E	4.00'
L35	N89°21'43"E	45.00'
L98	N0°38'17"W	20.72'

0 50 100 200
SCALE: 1" = 100'

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

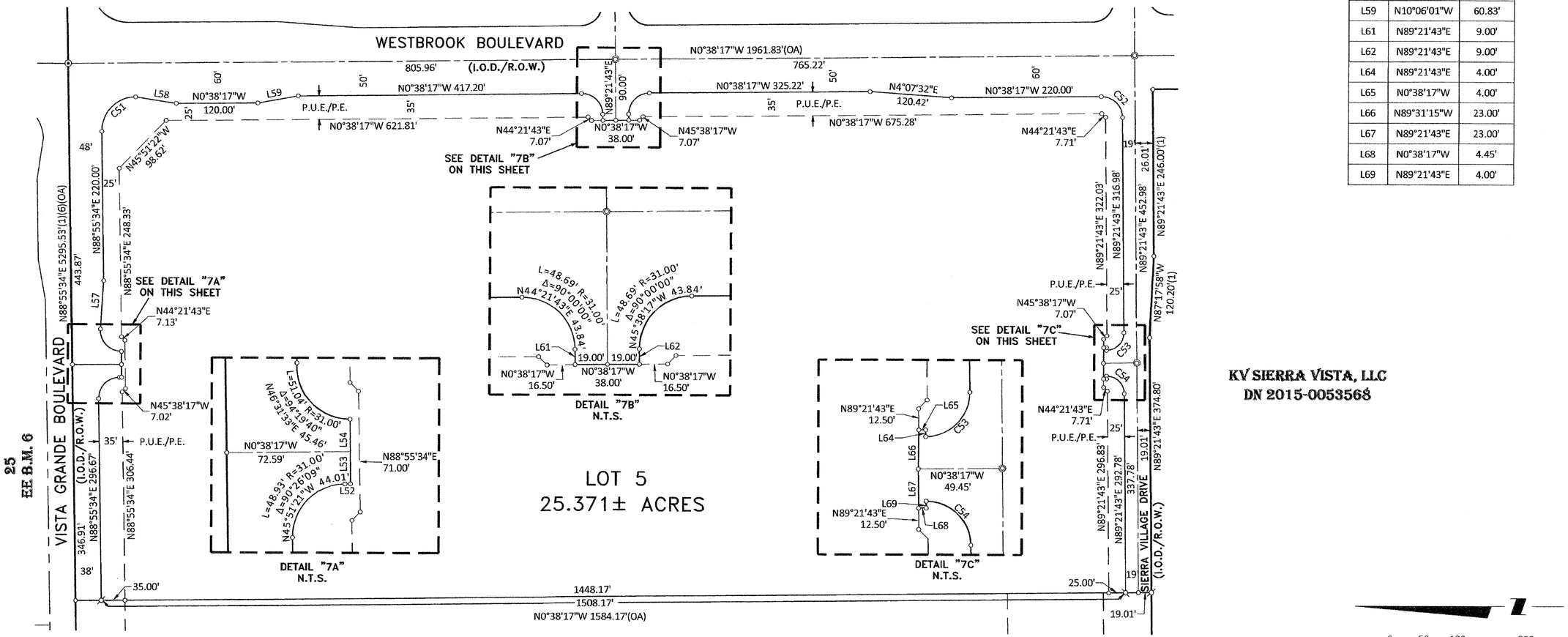
JULY, 2018

MURRAY SMITH & ASSOCIATES

SHEET 6 OF 8

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C51	78.92'	50.00'	90°26'09"	N45°51'21"W	70.98'
C52	48.69'	31.00'	90°00'00"	N44°21'43"E	43.84'
C53	40.84'	26.00'	90°00'00"	N45°38'17"W	36.77'
C54	40.84'	26.00'	90°00'00"	N44°21'43"E	36.77'

LINE TABLE		
LINE #	BEARING	DISTANCE
L52	N0°38'17"W	3.21'
L53	N89°21'43"E	19.00'
L54	N89°21'43"E	19.00'
L57	N86°18'37"W	71.35'
L58	N8°49'27"E	60.83'
L59	N10°06'01"W	60.83'
L61	N89°21'43"E	9.00'
L62	N89°21'43"E	9.00'
L64	N89°21'43"E	4.00'
L65	N0°38'17"W	4.00'
L66	N89°31'15"W	23.00'
L67	N89°21'43"E	23.00'
L68	N0°38'17"W	4.45'
L69	N89°21'43"E	4.00'



DESIGNATED REMAINDER LOT

SEE SHEET 8

KV SIERRA VISTA, LLC
DN 2015-0053568

0 50 100 200
SCALE: 1"= 100'

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

MURRAY SMITH & ASSOCIATES

SHEET 7 OF 8

MOURIER INVESTMENTS, LLC
DN 2007-0076354

21
EE B.M. 6

22
EE B.M. 6

VISTA GRANDE BOULEVARD

SIERRA VILLAGE DRIVE

SANTUCCI BOULEVARD

SECTION LINE

BASELINE ROAD

WATT AVE

845.10'(1)
N89°30'44"E 845.82'

N88°55'34"E 5295.53'(1)(6)(OA)
2690.57'

654.98'
N0°38'13"W 73.00'(1)
110.00'
N88°55'34"E 654.97'
654.42'(1)
N45°51'20"W 98.62'(1)

172.01'
60.00'
N44°08'40"E 99.37'(1)

1693.58'
N0°38'13"W 73.00'(1)
N88°55'34"E 1693.58'

82.31'
73.00'
38'
35'
15.00'

136.56'(1)
938.22'(1)
1501.90'(2)(3)
N0°38'36"W 1502.09'

N84°53'41"E 713.09'(1)

I.O.D. TO THE CITY OF ROSEVILLE FOR RIGHT OF WAY PER DN 2015-0064318 AND DN 2015-0064325

L=135.04' R=1927.00'
Δ=4°00'55"
N86°54'09"E 135.02'
L=135.58'(1) R=1927.00'(1)
Δ=4°01'53"(1)
N86°54'37"E 135.55'(1)

I.O.D. TO THE CITY OF ROSEVILLE FOR RIGHT OF WAY PER DN 2015-0064318 AND DN 2015-0064325

SEWER EASEMENT

25' EASEMENT FOR ROAD AND UTILITY PURPOSES TO EARL AND AGNES CONLEY PER BOOK 2989 OF DEEDS, PAGE 335 AND EASEMENT FOR RIGHT OF WAY TO PG&E PER BOOK 3060 OFFICIAL RECORDS, PAGE 329

N0°38'13"W 2619.99'(5)
N0°38'13"W 2620.53'(5)
1362.76'
N0°38'13"W 1432.76'(1)
N0°38'13"W 1434.76'(OA)

LINE TABLE		
LINE #	BEARING	DISTANCE
L71	N88°44'40"E	142.43'(1)
L72	N89°56'47"E	283.02'(1)
L73	N44°31'52"E	100.43'(1)
L74	N0°38'13"W	102.21'(1)
L75	N89°21'47"E	24.50'(1)
L76	N89°21'47"E	47.26'(1)
L77	N0°38'13"W	48.98'(1)
L78	N4°07'36"E	120.62'(1)
L79	N0°38'13"W	47.94'(1)

LINE TABLE		
LINE #	BEARING	DISTANCE
L80	N4°07'36"E	120.42'(1)
L81	N0°38'13"W	16.54'(1)
L82	N0°38'13"W	18.82'(1)
L83	N10°05'58"W	60.83'(1)
L84	N10°05'58"W	60.83'(1)
L85	N0°38'13"W	124.14'(1)
L86	N0°38'13"W	120.00'(1)
L87	N8°49'31"E	60.01'(1)
L88	N8°49'31"E	60.83'(1)

DESIGNATED REMAINDER LOT
150.350± ACRES

I.O.D. TO THE CITY OF ROSEVILLE FOR RIGHT OF WAY PER DN 2015-0064318 AND DN 2015-0064325

TEMPORARY EASEMENT FOR INGRESS AND EGRESS TO FRANK T. CHAN PER DN 2015-0070559

SEE DETAIL "8D" ON THIS SHEET

DETAIL "8D"
N.T.S.

30.00'(1)
N0°38'13"W 1432.76'(1)
11.00'(1)
10.98'
N89°21'47"E 9.00'
L=48.69' R=31.00'(1)
Δ=90°00'00"(1)
N45°38'13"W 43.84'(1)
N0°38'13"W
25.00'(1)
N89°21'47"E 9.00'
4.00'(1)
L=8.15' R=6.00'(1)
Δ=77°51'03"(1)
N51°42'42"W 7.54'(1)
L87
L88

N0°00'00"E 1299.09'
N0°00'00"W 1299.21'
N0°38'17"W 1584.17'(OA)
1299.75'

LOT 5
SEE SHEET 7

TEMPORARY EASEMENT FOR INGRESS AND EGRESS TO FRANK T. CHAN PER DN 2015-0070559

50' EASEMENT TO PG&E PER DN 2015-0008134

I.O.D. FOR OF WAY TO THE CITY OF ROSEVILLE PER DN 2015-0064318

DETAIL "8C"
N.T.S.

L77
46.76'
0.50'(1)
L75
L74

16.40'
N89°53'07"W 134.86'
6.13'
L96
N0°19'23"W 35.53'
28.37'
N0°38'13"W 81.00'
N89°40'37"E 135.04'
60.00'
62.06'
30.09'
N89°29'55"E
BASELINE ROAD

DETAIL "8B"
N.T.S.

EASEMENT FOR ROAD AND UTILITIES TO THE COUNTY OF PLACER PER DN 2003-0058642

I.O.D. TO THE CITY OF ROSEVILLE FOR OPEN SPACE PER DN 2015-0064318

427.31'(1)
N87°15'49"E 125.83'(1)
N66°12'56"W 111.62'(1)
N53°39'22"W 193.94'(1)
N73°56'55"W 69.64'(1)
N35°59'17"W 111.83'(1)
N29°12'09"W 147.49'(1)
N49°30'58"W 67.92'(1)
N55°47'35"W 223.87'(1)
N36°36'24"W 157.05'(1)
N36°14'35"W 275.76'(1)
N9°07'22"W 18.39'(1)
N0°11'16"W 171.92'(1)

N25°55'01"W 84.45'(1)
N1°46'24"W 61.46'(1)
N3°32'08"W 25.76'(1)
N54°06'29"W 130.15'(1)
68.40'(1)
N50°58'08"E 62.72'(1)
N89°46'48"E 45.30'(1)
N77°28'09"W 113.27'(1)
N89°46'48"E 21.20'(1)
N68°23'31"W 90.30'(1)
N55°41'55"W 64.66'(1)
N87°12'50"E 82.49'(1)
N65°17'08"W 69.96'(1)
N32°49'57"W 79.22'(1)

L91
N34°22'30"W 77.66'(1)
51.31'
24.07'(1)
N34°22'30"W 75.38'(OA)
N50°11'13"W 241.13'(1)
N42°39'19"E 311.99'(1)
N42°39'19"E 319.32'(1)
N42°39'19"E 330.13'(1)
N42°39'19"E 352.24'(OA)
326.59'(1)
N50°11'13"W 243.98'(1)
L93
L92
L90
L89
N47°20'41"W 232.71'(1)(OA)
163.01'(1)
N26°07'45"W 351.76'(1)
N66°24'26"W 143.86'(1)

I.O.D. TO THE CITY OF ROSEVILLE FOR AN EASEMENT PER DN 2015-0064325

I.O.D. TO THE CITY OF ROSEVILLE FOR PUBLIC UTILITIES PER DN 2015-0064318 AND DN 2015-0064325

I.O.D. TO THE CITY OF ROSEVILLE FOR OPEN SPACE PER DN 2015-0064318

N89°21'47"E 347.96'(1)
N89°21'47"E 341.88'(1)
N89°21'47"E 251.00'(1)
N84°35'54"E 84.29'(1)
N89°21'43"E 211.81'(1)
N85°52'28"W 24.08'(1)
N89°21'43"E 1012.02'(1)
N89°21'43"E 515.76'(1)
N0°38'17"W 8.00'(1)
N89°21'43"E 41.94'
N0°58'16"W 140.43'
140.43'
32.98'
25'
152.90'
70.99'
19.00'
19.01'
72.00'
62.99'
1468.52'
N89°21'43" E 1843.32' (1) (OA)

L88
L87
L86
L85
L84
L83
L82
L81
N0°38'13"W 1043.69'(1)
N0°19'04"E 330.05'(1)
N0°19'04"E 329.01'(1)
L78
L80
L79
L77
L76
L74
L75
L73
L97
L71
L72
L95
L96
L94
N89°29'55"E 659.36'(1)

SEE DETAIL "8C" ON THIS SHEET

SEE DETAIL "8A" ON THIS SHEET

SEE DETAIL "8B" ON THIS SHEET

EASEMENT FOR ROAD AND UTILITIES TO THE COUNTY OF PLACER PER DN 2003-0058642

50' EASEMENT TO PG&E PER DN 2015-0008134

DETAIL "8A"
N.T.S.

L71
31.79'
L94
50'
25'
25'
N0°11'16"W 51.37'
50' EASEMENT TO PG&E PER DN 2015-0008134
BASELINE ROAD

LINE TABLE		
LINE #	BEARING	DISTANCE
L89	N47°20'41"W	69.70'(1)
L90	N47°20'41"W	45.32'(1)
L91	N42°39'19"E	25.65'(1)
L92	N29°12'09"W	41.63'(1)
L93	N35°59'17"W	10.65'(1)
L94	N89°46'40"E	48.71'
L95	N86°39'49"E	198.32'
L96	N89°50'36"E	412.17'
L97	N89°56'47"E	233.28'(1)

KV SIERRA VISTA, LLC
DN 2015-0053568

0 100 200 400
SCALE: 1" = 200'

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

MURRAY SMITH & ASSOCIATES

SHEET 8 OF 8

SURETY RIDER

To be attached to and form a part of Encroachment Permit Faithful Performance Bond - Sierra Vista Phase II CFD Fee Program - Backbone (Encroachment Permit No. EN19-0864)

Bond No. LICX1195245

dated effective August 18, 2020
(MONTH-DAY-YEAR)

executed by Sierra Vista Communities, LLC, as Principal,
(PRINCIPAL)

and by Lexon Insurance Company, as Surety,

in favor of City of Roseville
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Bond Amount from:

Four Hundred Forty-Two Thousand One Hundred Sixty-Six & 40/100 ($442,166.40)

To:

Forty-Four Thousand Two Hundred Sixteen & 64/100 ($44,216.64)

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective August 30, 2023
(MONTH-DAY-YEAR)

Signed and Sealed October 19, 2023
(MONTH-DAY-YEAR)

Sierra Vista Communities, LLC, a California limited liability company
By: Lennar Homes of California, LLC, a California limited liability company, its managing member
(PRINCIPAL)

By: _____
(PRINCIPAL)

Lexon Insurance Company
(SURETY)

By: Laura E. Sudduth
Laura E. Sudduth, Attorney-in-Fact

APPROVED AS TO FORM:

Michelle Kaufman
City Attorney

S-0443/GEEF 10/99

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On October 20, 2023 before me, Jessica D. Granzella, Notary Public,
(Insert name and title of the officer)

personally appeared Larry Gualco
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

JESSICA D. GRANZELLA
Notary Public - California
Placer County
Commission # 2423365
My Comm. Expires Oct 24, 2026

Acknowledgment by Principal if Corporation or Limited Liability Company

STATE OF California

COUNTY OF _____

I, _____, a Notary Public in and for the

county and state aforesaid, do hereby certify that _____

who as, _____ signed the foregoing writing for

Sierra Vista Communities, LLC a corporation/LLC

has this day, in my said county, before me, acknowledged the said writing to be the act and deed of the said corporation/LLC.

Given under my hand this _____ day of _____, 2023.

Notary Seal _____

(Notary Public)

My commission expires: _____

State of Texas
County of Harris } ss:

On October 19, 2023, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

Laura E. Sudduth

known to me to be Attorney-in-Fact of Lexon Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires January 25, 2026

Amanda R Turman-Avina

Amanda R Turman-Avina · Notary Public

NOTARY PUBLIC STATE OF TEXAS
AMANDA R TURMAN-AVINA
Notary ID #124048654
My Commission Expires
January 25, 2026

SOMPO INTERNATIONAL
INSURANCE

POWER OF ATTORNEY

2640

KNOW ALL BY THESE PRESENTS, that **Endurance Assurance Corporation**, a Delaware corporation ("EAC"), **Endurance American Insurance Company**, a Delaware corporation ("EAIC"), **Lexon Insurance Company**, a Texas corporation ("LIC"), and/or **Bond Safeguard Insurance Company**, a South Dakota corporation ("BSIC"), each, a "Company" and collectively, "**Sompo International**," do hereby constitute and appoint: **Mary Ann Garcia, Laura E. Sudduth, Barbara Norton, Jessica Richmond, Stephanie Gross, Amanda R. Turman-Avina, Jennie Goonie, Teuta Luri, Misty Witt, Cristina Nino, Katie Canales, Madison Diaz** as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars ($100,000,000.00).**

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 25th day of May, 2023.

Endurance Assurance Corporation
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Endurance American Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Lexon Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Bond Safeguard Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

ACKNOWLEDGEMENT

On this 25th day of May, 2023, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/they is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: Amy Taylor
Amy Taylor, Notary Public – My Commission Expires 3/9/27

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the board of directors of each Company by unanimous written consent effective 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolutions have not since been revoked, amended or modified:

   "RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, MATTHEW E. CURRAN, MARGARET HYLAND, SHARON L. SIMS, CHRISTOPHER L. SPARRO,

   and be it further

   RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."
3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 19th day of October, 2023.

By:
Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website – https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.
Surety Claims Submission: LexonClaimAdministration@sompo-intl.com
Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

Bond No. LICX1195245
Premium $2,874/annum

ENCROACHMENT PERMIT
FAITHFUL PERFORMANCE BOND

WHEREAS, Sierra Vista Communities, LLC ("PRINCIPAL") agrees to install and complete certain designated public improvements, located at Sierra Vista Phase II CFD Fee Program - Backbone as per Encroachment Permit No. EN19-0864 ("ENCROACHMENT PERMIT"), dated August 21, 2020; and

WHEREAS, said PRINCIPAL is required under the terms of the ENCROACHMENT PERMIT to furnish a bond for the faithful performance of said ENCROACHMENT PERMIT; and

NOW, THEREFORE, the PRINCIPAL and Lexon Insurance Company, a Texas corporation, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the City of Roseville ("CITY"), in the penal sum of Four hundred forty-two thousand one hundred sixty-six and 40/100 dollars ($442,166.40), lawful money of the United States, for the payment of which sum well and truly to be made, SURETY binds itself, its heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the PRINCIPAL, his or its heirs, executors, administrators, successors or assigns, shall abide by, and in all respects perform the covenants, conditions and provisions of the ENCROACHMENT PERMIT and any alteration thereof made as therein provided, on his or its part to be kept and performed at the time and in the manner therein specified, and in all respects and according to their true intent and meaning, and shall indemnify and save harmless CITY, its officers, agents and employees, as therein stipulated, then this obligation shall be null and void; otherwise this obligation shall be and remain in full force and effect.

As part of this obligation secured by this ENCROACHMENT PERMIT bond and in addition to the face amount specified above, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by CITY in successfully enforcing such obligation of this ENCROACHMENT PERMIT bond, all to be taxed as costs and included in any judgment rendered.

The SURETY hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the ENCROACHMENT PERMIT or to the work to be performed pursuant to the ENCROACHMENT PERMIT or the specifications accompanying it shall in any way affect the SURETY'S obligations under this bond and it does hereby waive notice of any such change, extension of time, alteration or addition

to the terms of the ENCROACHMENT PERMIT or to the work or to the specifications. The SURETY waives all rights of subrogation against the CITY or any person employed by CITY. The SURETY hereby waives the provisions of Section 2819 of the Civil Code.

This bond shall be released twelve (12) months after acceptance of work performed under the above ENCROACHMENT PERMIT, as per the City of Roseville Municipal Code §13.28.050.

IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named on the 18th day of August, 2020.

Sierra Vista Communities, LLC,
a California limited liability company
By: Lennar Homes of California, Inc.,
a California corporation, Managing Member

PRINCIPAL:

BY: _____

PRINT NAME: Larry Gualco

PRINT TITLE: Vice Pres

AND

BY: _____

PRINT NAME: Robert Tummolo

PRINT TITLE: Vice Pres

SURETY: Lexon Insurance Company

BY: _____

PRINT NAME: Mechelle Larkin

PRINT TITLE: Attorney-in-Fact

MAILING ADDRESS:

Lexon Insurance Company
10002 Shelbyville Rd., Suite 100
Louisville, NY 40223

(Notarization by Surety and copy of Power of Attorney required.)

APPROVED AS TO FORM:

BY: _____
City Attorney

[E:\bonds\encroachment permit.docx; 4/21/2016]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 8-18-2020 (DATE) before me, Kathy R. Mair, Notary Public (Name of Notary Public and Title "Notary Public"),

personally appeared Mechelle Larkin (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

KATHY R. MAIR
Notary Public - California
Orange County
Commission # 2193966
My Comm. Expires May 22, 2021

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mechelle Larkin

- ☐ Corporate Officer – Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Individual ☒ Attorney-in-Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Individual ☐ Attorney-in-Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

POWER OF ATTORNEY

11857

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its statutory home office in Austin, Texas, does hereby constitute and appoint: Mechelle Larkin, Kathy R. Mair, My Hua, Brenda Wong, Tenzer V. Cunningham, Martha Gonzales, Joaquin Perez, Jeffrey Strassner its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed $5,000,000.00, Five Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 22nd day of June, 2018.

LEXON INSURANCE COMPANY

BY _____
Brian Beggs
President

ACKNOWLEDGEMENT

On this 22nd day of June, 2018, before me, personally came Brian Beggs to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 5-9-2023

BY _____
Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 18TH Day of AUGUST, 2020.

BY _____
Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer } ss.

On August 20, 2020 before me, Monique Reynolds,

Notary Public, personally appeared Larry Gualco,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MONIQUE REYNOLDS
Notary Public - California
Placer County
Commission # 2171051
My Comm. Expires Nov 24, 2020

Monique Reynolds
Signature

(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Sierra Vista Phase II Backbone

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

Type of Satisfactory Evidence:
_____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

☐ Check here if no thumbprint or fingerprint is available.

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer } ss.

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Notary Public, personally appeared Robert Tummolo,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MONIQUE REYNOLDS
Notary Public - California
Placer County
Commission # 2171051
My Comm. Expires Nov 24, 2020

Signature

(seal)

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_____ Paper Identification
_____ Credible Witness(es)

☐ Check here if no thumbprint or fingerprint is available

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

CITY OF ROSEVILLE CALIFORNIA

IMPROVEMENT PLAN PERMIT
PERMIT #: EN19-0864
STATUS: Issued

CITY OF ROSEVILLE
311 VERNON ST.
ROSEVILLE CA 95678

Applicant:	SIERRA VISTA COMMUNITIES LLC C/O LENNAR HOMES OF CALIFORNIA 1420 ROCKY RIDGE # 320 ROSEVILLE, CA 95661	Phone #:	9167468500
Job Address:	3301 SANTUCCI BL		
Citywide Job #:	190319	Track:	Yes
WDID #:			

Description of Work: Sierra Vista Phase 2 Backbone - Improvement Plan

Date Issued: 07/17/2020 Insurance Cert. Expiration Date:

In consideration of the granting of this application, it is agreed by the applicant that the City of Roseville and any officer or employee thereof shall be defended, indemnified, and saved harmless by the applicant from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken under the terms of this application and the permit which may be granted in response thereto, and that all of said liabilities are hereby assumed by the applicant. It is further agreed that if any part of this installation interferes with future right-of-way, it must be removed or relocated as designated by the Director of Public Works at the expense of the applicant of the applicant's successor-in-interest.

Signature: ONLINE APPLICATION Date: 07/17/2020

WARNING: IT IS UNLAWFUL TO VIOLATE ANY OF THE CONDITIONS OF THIS PERMIT (R.M.C. § 13.20.110)

DO NOT WRITE BELOW THIS LINE

**** NOTICE TO APPLICANT ****

1. Before starting work, the applicant shall notify the City 48 hours in advance of the date work is to begin (774-5576).
2. All workmanship and materials shall conform to the City of Roseville Improvement Standards, Standard specifications, the specific conditions applicable and the attached plans.
3. The City of Roseville is a member of the Underground Service Alert (U.S.A.) one call system. The permittee shall notify the U.S.A. Center 48 hours in advance of performing any excavation work by calling (800) 642-2444.
4. This permit is subject to all general conditions which are printed on reverse side of the permit.
5. This permit is non-transferable and is revocable at any time
6. The permittee shall maintain traffic control per the State of California Manual of Traffic Controls at all times.
7. The warranty period is based on the Cost Estimate of the project. Warranty period shall be 180 days for projects valued at less than $25,000 and 365 days for projects valued at $25,000 or greater.

GENERAL COMMENTS & SPECIFIC CONDITIONS

MUST HAVE PREJOB MEETING WITH CITY INSPECTION STAFF PRIOR TO START OF JOB.

CONSTRUCT PER APPROVED PLANS AND CITY STANDARDS (LATEST EDITION).

Bond Number: LICX1195245	Bond Type: Encroachment	Bond Amount: $442,166.40
Bond Number: LICX1195244	Bond Type: Subdivision Performance	Bond Amount: $7,463,098.80
Bond Number: LICX1195244	Bond Type: Labor and Materials	Bond Amount: $7,463,098.80

ENGINEER'S APPROVAL: Roberto M Edina **DATE:** 8/21/20

INSPECTOR'S APPROVAL: _____ **DATE:** _____

CITY OF ROSEVILLE CALIFORNIA

Development Services Department
Engineering - Land Development
311 Vernon Street
Roseville, California 95678-2649

CIVIL IMPROVEMENT PLAN REVIEW/PERMIT APPLICATION FORM

PROJECT INFO

PROJECT NAME: SIERRA VISTA PHASE II - BACKBONE INFRASTRUCTURE

PROJECT ADDRESS: SANTUCCI BLVD

PLANNING FILE#: PL 13-0096

PROJECT DESCRIPTION: UNDERGROUND IMPROVEMENTS FOR MAJOR ROADS (SANTUCCI BLVD, VISTA GRANDE AND SIERRA VISTA WITH OFFSITE SEWER, WATER AND DRAINAGE

DEVELOPER/OWNER (PROJECT APPLICANT)

NAME: LENNAR HOMES OF CALIFORNIA

BILLING ADDRESS: 1420 ROCKY RIDGE DRIVE, SUITE 320

CONTACT PERSON: LARRY GUALCO

SIGNATURE:

(This Signature acknowledges that the Fee Deposit is an estimated cost and developer/owner will be charged for actual cost of services. Any remaining funds at completion of project will be returned to owner/developer.)

TELEPHONE#: 916-746-8500

EMAIL: larry.gualco@lennarhomes.com

DESIGN ENGINEER

NAME: R.E.Y. ENGINEERS INC

ADDRESS: 905 SUTTER STREET, SUITE 200

CONTACT PERSON: VANESSA HUMPHREY

SIGNATURE:

TELEPHONE#: 916-850-8848

EMAIL: vhumphrey@reyengineers.com

PERMIT APPLICANT (Not Required at Initial Submittal)

Valid insurance for Permit Applicant must be on file in Risk Management prior to issuance of permit.

NAME:

ADDRESS:

CONTACT PERSON:

SIGNATURE:

TELEPHONE#:

EMAIL:

TO BE COMPLETED BY STAFF:

ACCEPTED AS COMPLETE BY: _____ DATE RECEIVED: _____

DEPOSIT: _____ TECH FEE: _____

CITYWIDE JOB# _____ EN_____-_____

INSURANCE EXPIRATION DATE _____ CITY APPROVAL: _____

See Improvement Plan Document Submittal Checklist for all required documents to be submitted with initial application.

CALIFORNIA DEPARTMENT OF INSURANCE

Company Profile
Company Search
Company Search Results
Company Information
Old Company Names
Agent for Service
Reference Information
NAIC Group List
Lines of Business
Workers' Compensation Complaint and Request for Action/Appeals Contact Information
Financial Statements PDF's
Annual Statements
Quarterly Statements
Company Complaint
Company Performance & Comparison Data
Company Enforcement Action
Composite Complaints Studies
Additional Info
Find A Company Representative In Your Area
View Financial Disclaimer

COMPANY PROFILE

Company Information

LEXON INSURANCE COMPANY

12890 LEBANON ROAD
MOUNT JULIET, TN 37216

Old Company Names **Effective Date**

Agent For Service

Melissa DeKoven
2710 Gateway Oaks Drive, Suite 150N
Sacramento CA 95833-3505

Reference Information

NAIC #:	13307
California Company ID #:	5113-6
Date Authorized in California:	06/02/2008
License Status:	UNLIMITED-NORMAL
Company Type:	Property & Casualty
State of Domicile:	TEXAS

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NAIC Group List

NAIC Group #: 3219 Sompo Grp

Lines Of Business

The company is authorized to transact business within these lines of insurance.
For an explanation of any of these terms, please refer to the glossary.

SURETY

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City Council Communication

Meeting Date: 9/3/2025
Item #: VII.11
File #: 0400-04-12-1
Item ID: 2025-528

Title:	Sierra Vista KT Phase 2, Vista Grande Blvd. & Sierra Village Dr. - Notice of Completion
Contact:	Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

SUMMARY

Staff recommends approval of the Notice of Completion for the Sierra Vista KT Phase 2, Vista Grande Blvd. & Sierra Village Dr. as complete. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista KT Phase 2, Vista Grande Blvd. & Sierra Village Dr., CWJ # 190345 as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications.

FISCAL IMPACT

The actions requested as part of this action have no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Ignacio Vizcarra, Construction Inspector Supervisor

Mike Isom, Development Services Director

ATTACHMENTS:

1. Resolution 25-286

2. Notice of Completion
3. Area Map
4. Sierra Vista - Frederico-EE6
5. SierraVistaKTPropLLM-EE33
6. Sierra VistaKT Prop Ph 2 LLM-FF18
7. Encroachment Bond Rider - EN19-0973

REVIEWERS:

Ignacio Vizcarra, Development Services Department - Engineering Division	Created/Initiated - 8/14/2025
Marc Stout, Development Services Department - Engineering Division	Approved - 8/14/2025
Mike Isom, Development Services Department	Approved - 8/14/2025
Gretchen Hakala, City Attorney Department	Approved - 8/18/2025
Katrina Six, City Clerk Department	Approved - 8/18/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/21/2025
Dominick Casey, City Manager Department - City Manager	Approved - 8/21/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

RESOLUTION NO. 25-286

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS VISTA GRANDE BLVD & SIERRA VILLAGE DR PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

BE IT RESOLVED by the Council of the City of Roseville as follows:

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Vista Grande Blvd & Sierra Village Dr; is hereby approved and the public work accepted.

2. A portion of the right-of-way and easements offered for dedication on the final map of Sierra Vista Federico Large Lot Subdivision recorded in Book EE of Maps, Page 6, Sierra Vista KT Properties Large Lot Subdivision recorded in Book EE of Maps, page 33 and Sierra Vista KT Properties Phase 2 Large Lot Subdivision recorded in Book FF of Maps, Page 18 in the office of the recorder of Placer County, is hereby accepted by the City in part as said dedications relates to the improvement plan set known as Vista Grande Blvd & Sierra Village Dr.

3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____day of _____, 20____ , by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

CITY CLERK
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678

Exempt from recording fees
Pursuant to Gov't Code §27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work of improvement known as the Sierra Vista-Vista Grande Blvd & Sierra Village Dr. Project was completed and accepted by the City of Roseville on _____. The location is situated in the City of Roseville, County of Placer, State of California and is indicated on the attached map, marked as Exhibit "A" and incorporated herein by this reference. The real property herein described is owned by the City of Roseville, 311 Vernon Street, Roseville CA 95678.

The direct/general contractor on said project was Marques General Engineering.

The surety on said project was Encroachment Permit Faithful Performance Bond No. LICX1195258 From Lexon Insurance Company, a Texas Corporation.

_____

Marc Stout

City Engineer
City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

I, Marc Stout, being first duly sworn, depose and say: I am the City Engineer of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

Marc Stout

City Engineer
City of Roseville

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

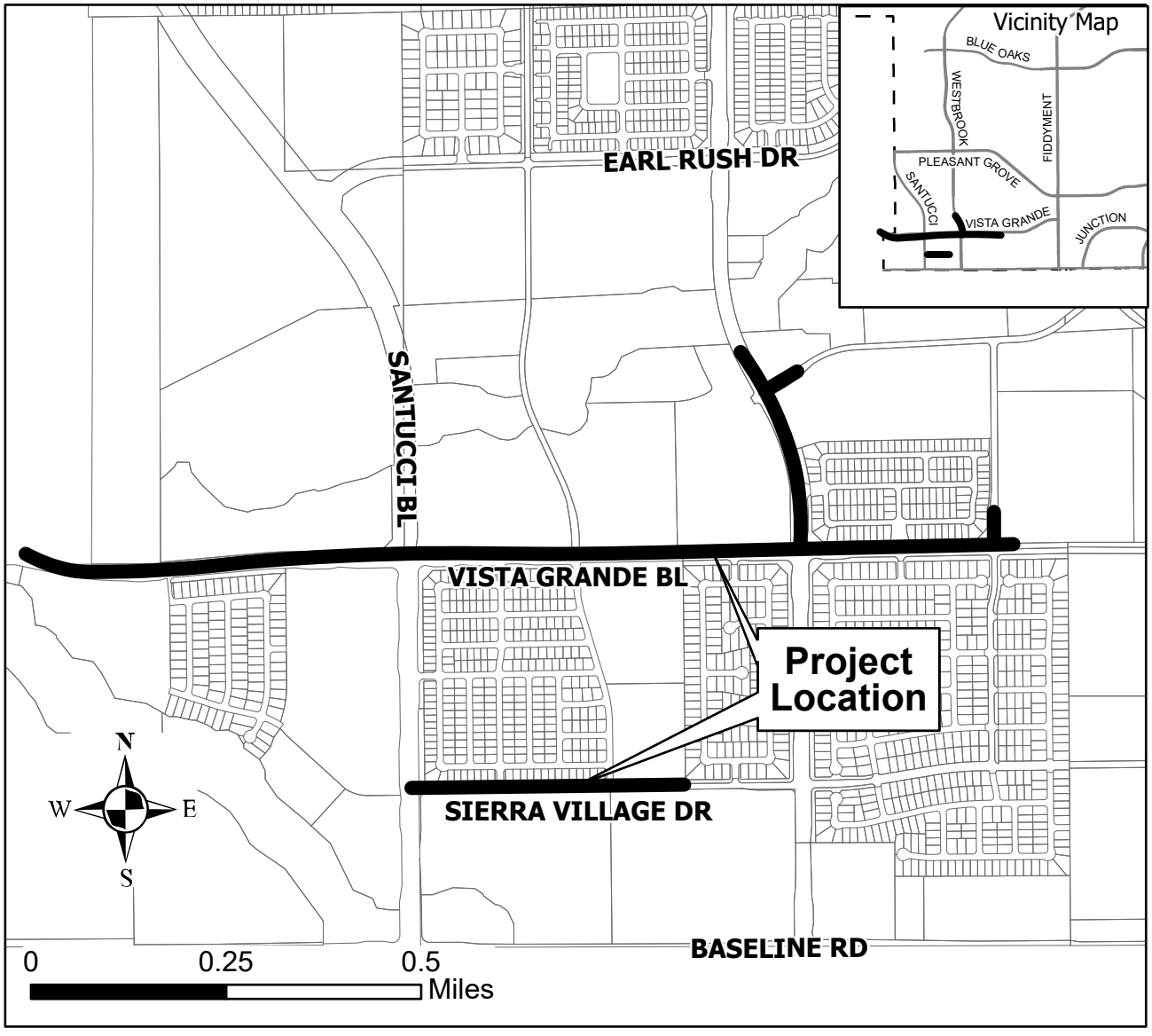
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, Marc Stout proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

EXHIBIT A

City of Roseville
Sierra Vista KT Phase 2
Vista Grande Blvd
& Sierra Village Dr



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC UTILITY EASEMENT (P.U.E.) FOR INSTALLATION AND MAINTENANCE OF WATER, SEWER, GAS PIPES, ELECTROLIERS , TRAFFIC CONTROL APPURTENANCES, AND FOR POLES AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC POWER THAT IS LIMITED BY THIS EASEMENT TO A MAXIMUM OF 13,000 VOLTS, AND TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO, ON, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE SIDELINES OF THE RIGHTS OF WAY AND THE LINES DELINEATED P.U.E., LOCATED ON LOT 34.

(C) PUBLIC EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES AND UTILITY MAINTENANCE VEHICLES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "M.A.E." (MAINTENANCE ACCESS EASEMENT).

(D) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A BUS SHELTER TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THAT STRIP OF LAND SHOWN HEREON AND DESIGNATED "BUS SHELTER EASEMENT".

(E) A PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.).

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS SANTUCCI BOULEVARD, VISTA GRANDE BOULEVARD, WESTBROOK BOULEVARD, BRANSTON DRIVE, FEDERICO DRIVE, SIERRA GLEN DRIVE, SUMMERFAIRE DRIVE, SILVER SPRUCE DRIVE, VISTA PARK DRIVE, MARKET STREET AND THE AREAS SHOWN HEREON AS I.O.D. / R.O.W.

(B) LOT 28 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A FIRE STATION.

(C) LOTS 8, 11, 13, 20, 23, 29, 30, 31, 32, 39 AND 40 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR OPEN SPACE PURPOSES.

(D) LOTS 3, 9, 24 AND 33 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A PARK PURPOSES.

(E) LOT 34 SHOWN HEREON IS HEREBY RESERVED TO BE DEDICATED IN THE FUTURE AS A SCHOOL SITE.

(F) LOT 19 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A WATER TREATMENT/ WELL SITE.

(G) LOT 15 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A RECYCLING CENTER.

FEDERICO/TYLER FAMILY LIMITED PARTNERSHIP,
A CALIFORNIA LIMITED PARTNERSHIP
BY: THE JAMES A. FEDERICO AND GRACE R. FEDERICO FAMILY REVOCABLE TRUST AS AMENDED AND RESTATED IN 2005, GENERAL PARTNER

BY: _____
LEONARD A. FEDERICO,
TRUSTEE OF THE JAMES A. FEDERICO AND GRACE R. FEDERICO FAMILY REVOCABLE TRUST, AS AMENDED AND RESTATED IN 2005, GENERAL PARTNER

BY: _____
LEONARD A. FEDERICO,
GENERAL PARTNER

SEE SHEET 2 FOR ADDITIONAL OWNER'S SIGNATURES

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Fresno

ON December 21, 2017 BEFORE ME, Pauline J. Moore, Notary Public,

PERSONALLY APPEARED Leonard A. Federico

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE)/SHE/THEY EXECUTED THE SAME IN (HIS)/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY (HIS)/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND and official seal.

Pauline J Moore — Pauline J. Moore
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Fresno COUNTY

MY COMMISSION EXPIRES: July 31, 2019 MY COMMISSION NUMBER: 2118207

PAULINE J. MOORE
Commission # 2118207
Notary Public - California
Fresno County
My Comm. Expires Jul 31, 2019

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ROSEVILLE SHALL RECONVEY LOTS 15, 19 & 28 AS DEDICATED TO THE CITY ON THE MAP OF SUBDIVISION NO. PL15-0192, SIERRA VISTA FEDERICO LARGE LOT SUBDIVISION, TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ROSEVILLE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: FEDERICO / TYLER FAMILY LIMITED PARTNERSHIP
A CALIFORNIA LIMITED PARTNERSHIP

ADDRESS: 2144 SHEILAH WAY
SACRAMENTO, CA 95822

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF MOURIER INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND WESTPARK SIERRA VISTA LLC, IN NOVEMBER 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2019 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____
CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2019

DATE: 12/14/17

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
12/31/19
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: 1/10/18
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2018

I HEREBY STATE THAT I AM SATISFIED THIS THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 1/10/18
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2019

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-19
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, THE EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER. THE CITY COUNCIL REJECTS AT THIS TIME, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATION AND EASEMENT LISTED HEREON WITHIN NOTE 5 ON SHEET 4.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: 01 11 18 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 16th DAY OF February, 2018, AT 9:36 A.M. IN BOOK EE OF MAPS, AT PAGE 6, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

Ryan Ronco — DOCUMENT NO.: 2018-0010061
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ 149.00
DEPUTY

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

JANUARY 2018

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

OWNER'S STATEMENT CONTINUED

BY: Anna J. Starks
ANNA J. STARKS,
GENERAL PARTNER
Federico/Tyler Family Limited Partnership

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON JAN 4, 2018 BEFORE ME, SANDRA LESSARD, NOTARY PUBLIC

PERSONALLY APPEARED ANNA J. STARKS
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/THEY~~ EXECUTED THE SAME IN ~~HIS/HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND and official seal.

Sandra Lessard — SANDRA LESSARD
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS PLACER COUNTY

MY COMMISSION EXPIRES: Oct 18, 2020 MY COMMISSION NUMBER: 2165215

BY: Janet M Wright
JANET M. WRIGHT,
GENERAL PARTNER
Federico/Tyler Family Limited Partnership

NOTARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON JAN. 4, 2018 BEFORE ME, SANDRA LESSARD, NOTARY PUBLIC

PERSONALLY APPEARED JANET M. WRIGHT
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/THEY~~ EXECUTED THE SAME IN ~~HIS/HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND and official seal

Sandra Lessard — SANDRA LESSARD
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS PLACER COUNTY

MY COMMISSION EXPIRES: Oct 18, 2020 MY COMMISSION NUMBER: 2165215

BY: Gary J. Federico
GARY J. FEDERICO,
GENERAL PARTNER
Federico/Tyler Family Limited Partnership

NOTARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON JAN 4, 2018 BEFORE ME, SANDRA LESSARD, NOTARY PUBLIC

PERSONALLY APPEARED GARY J. FEDERICO
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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Sandra Lessard — SANDRA LESSARD
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS PLACER COUNTY

MY COMMISSION EXPIRES: Oct 18, 2020 MY COMMISSION NUMBER: 2165215

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

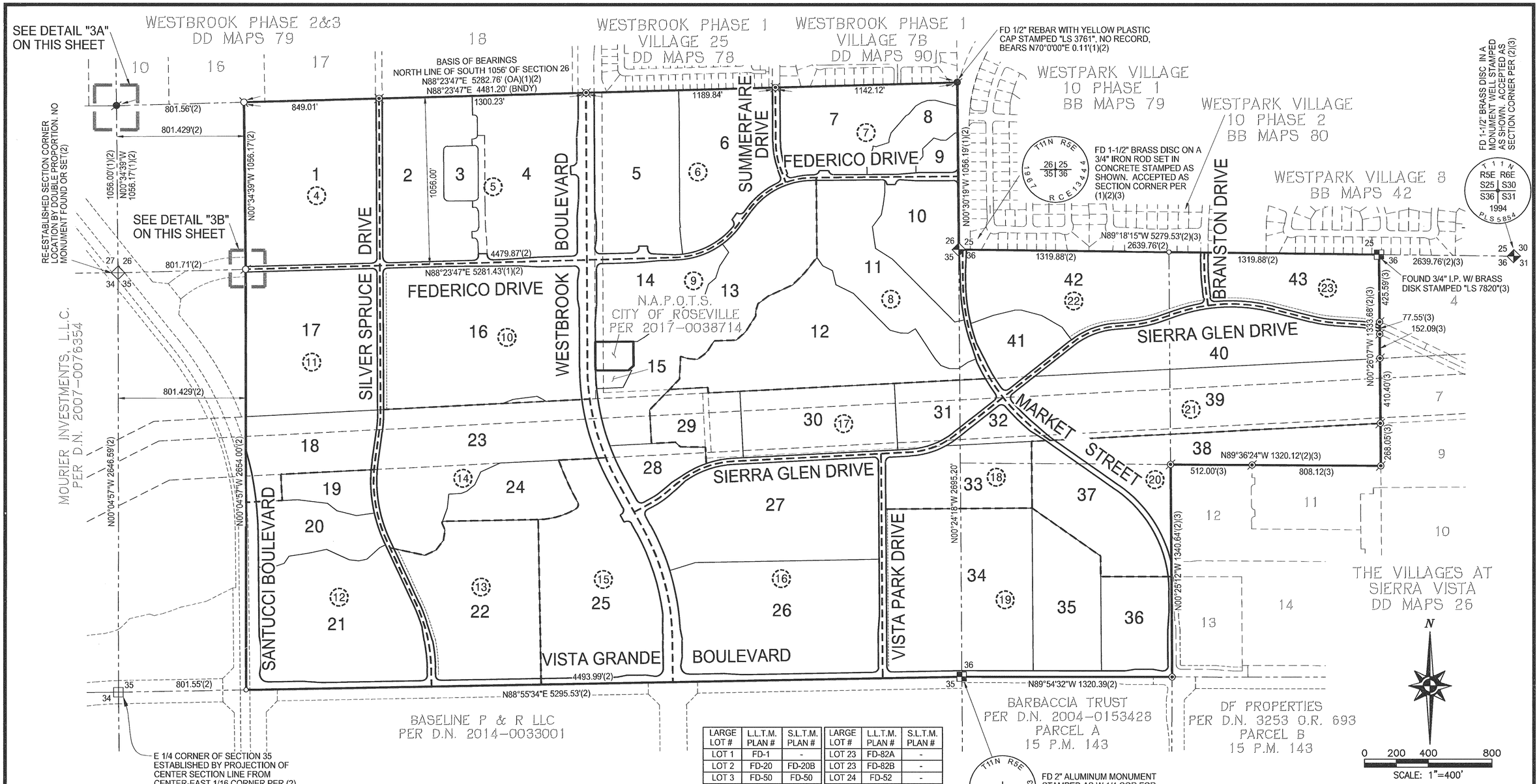
SUBDIVISION NO. PL15-0192

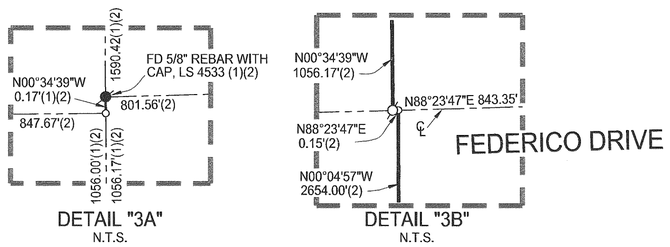
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JANUARY 2018

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ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189





LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
LOT 1	FD-1	-
LOT 2	FD-20	FD-20B
LOT 3	FD-50	FD-50
LOT 4	FD-20	FD-20A
LOT 5	FD-22	FD-22A
LOT 6	FD-22	FD-22B
LOT 7	FD-3	-
LOT 8	FD-83	-
LOT 9	FD-51	-
LOT 10	FD-4	-
LOT 11	FD-84B	-
LOT 12	FD-5	-
LOT 13	FD-84A	-
LOT 14	FD-60	FD-34
LOT 15	FD-62	-
LOT 16	FD-21	-
LOT 17	FD-2	-
LOT 18	FD-40	-
LOT 19	FD-63	-
LOT 20	FD-80	-
LOT 21	FD-23	-
LOT 22	FD-8A	-

LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
LOT 23	FD-82A	-
LOT 23	FD-82B	-
LOT 24	FD-52	-
LOT 25	FD-8B	-
LOT 26	FD-10	-
LOT 27	FD-9	-
LOT 28	FD-64	-
LOT 29	FD-85A	-
LOT 30	FD-85B	-
LOT 31	FD-85C	-
LOT 32	FD-86	-
LOT 33	FD-53	-
LOT 34	FD-65	-
LOT 35	FD-33	-
LOT 36	FD-41	-
LOT 37	FD-32	-
LOT 38	FD-24	-
LOT 39	FD-88B	-
LOT 40	FD-88A	-
LOT 41	FD-87A	-
LOT 42	FD-6	-
LOT 43	FD-7	-

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

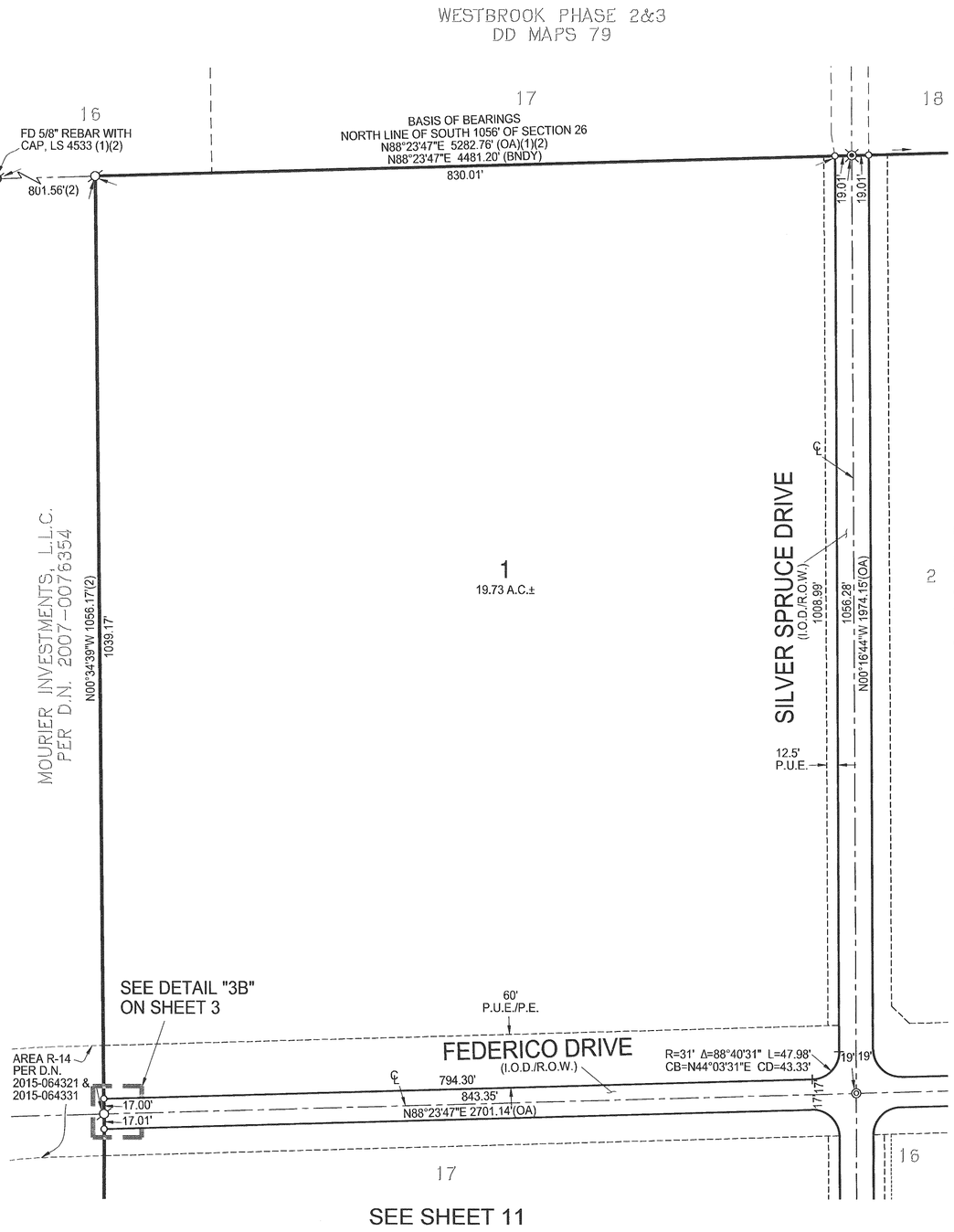
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JANUARY 2018

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LEGEND

◆	FOUND SECTION CORNER AS NOTED
⊕	SECTION CORNER, NO MONUMENT FOUND OR SET
■	FOUND QUARTER SECTION CORNER AS NOTED
⊞	QUARTER SECTION CORNER, NO MONUMENT FOUND OR SET
●	FOUND MONUMENT AS NOTED
◉	FOUND 2" DISC STAMPED "LS 7820" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL.(3)
⊗	FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
⊙	FOUND 3/4" IRON PIPE W/ BRASS DISC STAMPED "LS 7820"(3)
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
○	SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944"
o	DIMENSION POINT (NOTHING FOUND OR SET)
AC.	ACRES
CB	CHORD BEARING
CD	CHORD DISTANCE
℄	CENTERLINE
D.N.	DOCUMENT NUMBER
E.E.	ELECTRICAL EASEMENT
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
I.P.	IRON PIPE
M.A.E.	MAINTENANCE ACCESS EASEMENT
NAPOTS	NOT A PART OF THIS SURVEY
(OA)	OVERALL
O.R.	OFFICIAL RECORDS OF PLACER COUNTY
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
S.L.T.M.	SMALL LOT TENTATIVE MAP
S.M.U.D.	SACRAMENTO MUNICIPAL UTILITY DISTRICT
L.L.T.M.	LARGE LOT TENTATIVE MAP
( )	DENOTES RECORD INFORMATION
(1)	SHEET INDEX

NOTES:

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 505.05± ACRES, CONSISTING OF 43 LARGE LOTS.
3. THE EASEMENT FOR TEMPORARY INGRESS / EGRESS EASEMENT GRANTED TO FRANK T. CHAN, TRUST OF THE FRANK T. CHAN FAMILY TRUST U/A DATED DECEMBER 8, 2003, ET AL, IN DEED RECORDED AUGUST 13, 2015, AS INSTRUMENT NO. 2015-0070559, OFFICIAL RECORDS OF PLACER COUNTY IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
4. THE CITY WILL NOT BE MAINTAINING LANDSCAPING ON LOTS 14, 34 & 37 SHOWN HEREON.
5. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON, ARE HEREBY MERGED AND RESUBDIVIDED, AND THE FOLLOWING IRREVOCABLE OFFERS OF DEDICATION AND DRAINAGE EASEMENT THAT AFFECT THIS MAP ARE HEREBY ABANDONED:
   - A. AREA R-1, R-2, R-3, R-9, R-10, R-13, R-14, R-15 AND R-16 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064322, OFFICIAL RECORDS PLACER COUNTY.
   - B. AREA O-7, O-8, O-9, O-10, O-11, O-12 AND O-13 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064322, OFFICIAL RECORDS PLACER COUNTY.
   - C. AREA PQP-2, PQP-3, PQP-4 AND PQP-5 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064322, OFFICIAL RECORDS PLACER COUNTY.
   - D. AREA E-6, E-7, E-8, E-12, E-17 AND E-19 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064332, OFFICIAL RECORDS PLACER COUNTY.
   - E. AREA R-1, R-2, R-3, R-9, R-10, R-13, R-14, R-15 AND R-16 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064332, OFFICIAL RECORDS PLACER COUNTY.
   - F. A PORTION OF THAT CERTAIN DRAINAGE EASEMENT SHOWN AS SHOWN PARCEL 2 AND DESCRIBED IN EXHIBIT "B-1 AS DESCRIBED IN THAT CERTAIN GRANT OF EASEMENT RECORDED NOVEMBER 14, 2006 IN DOCUMENT NO. 2006-0122389, OFFICIAL RECORDS PLACER COUNTY, NOT SHOWN WITHIN LOT 7.

BASIS OF BEARINGS:

THE BEARING N 88°23'47" E, BEING THE NORTH LINE OF THE SOUTH 1056.00' OF SECTION 26 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "RECORD OF SURVEY NO. 3221" RECORDED JULY 24, 2015 IN BOOK 22 OF SURVEYS, AT PAGE 135, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) CC MAPS 85
(2) 22 R.S. 135
(3) DD MAPS 26
(4) DOC. NO. 2017-0038714

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

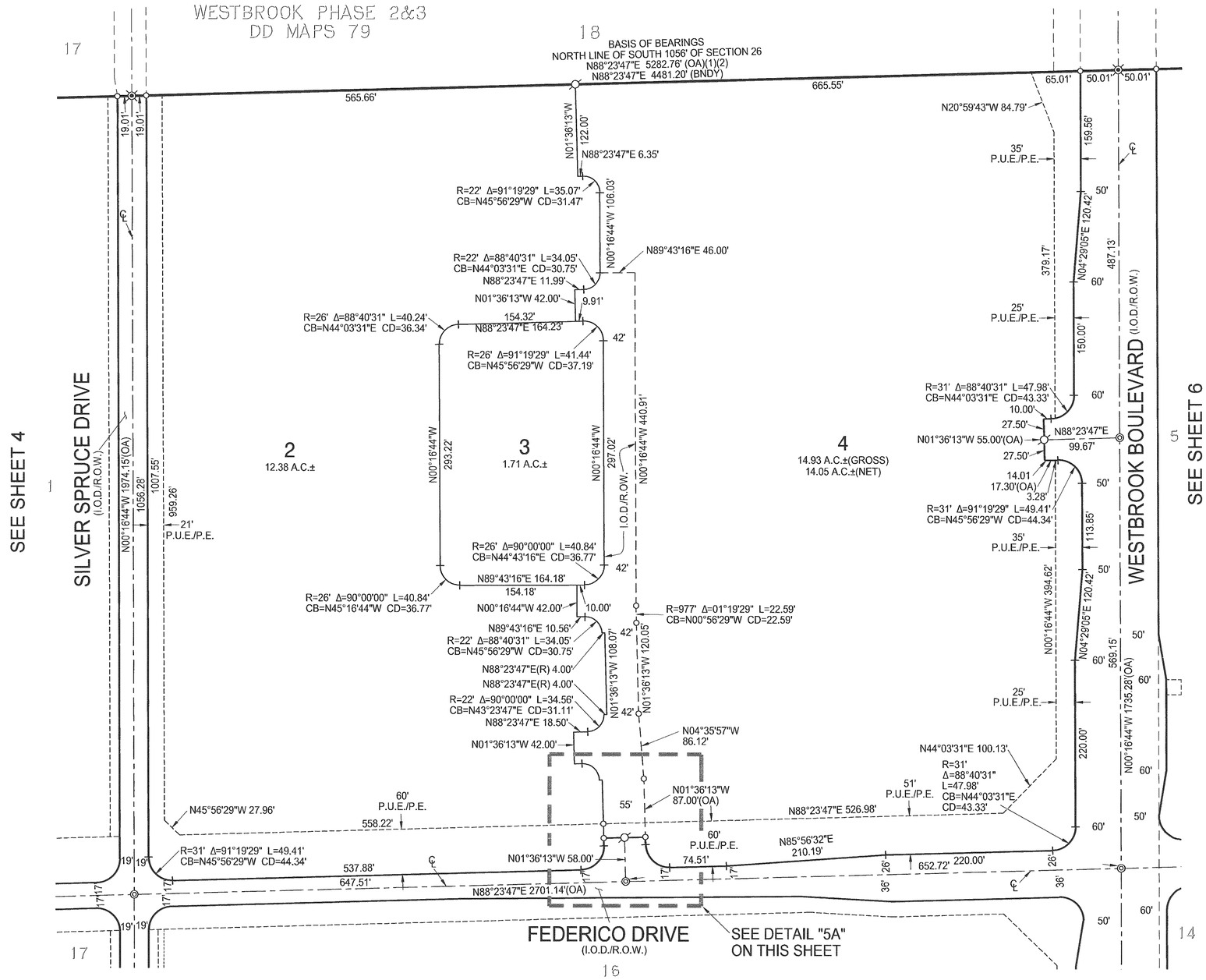
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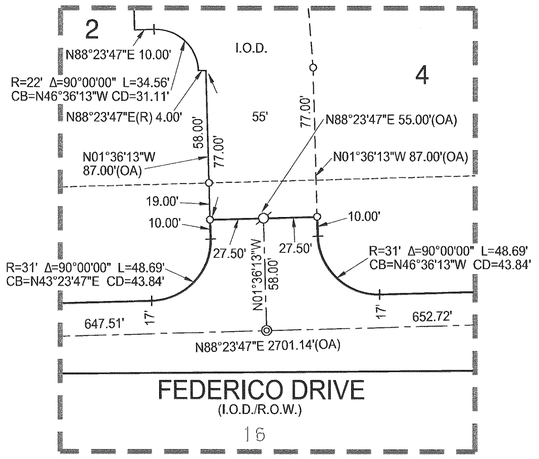
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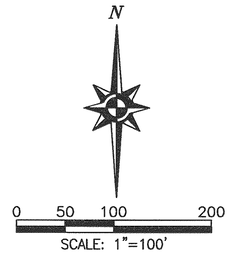
JANUARY 2018

SHEET 4 OF 23 18254.FED





DETAIL "5A"
N.T.S.



SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF
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LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

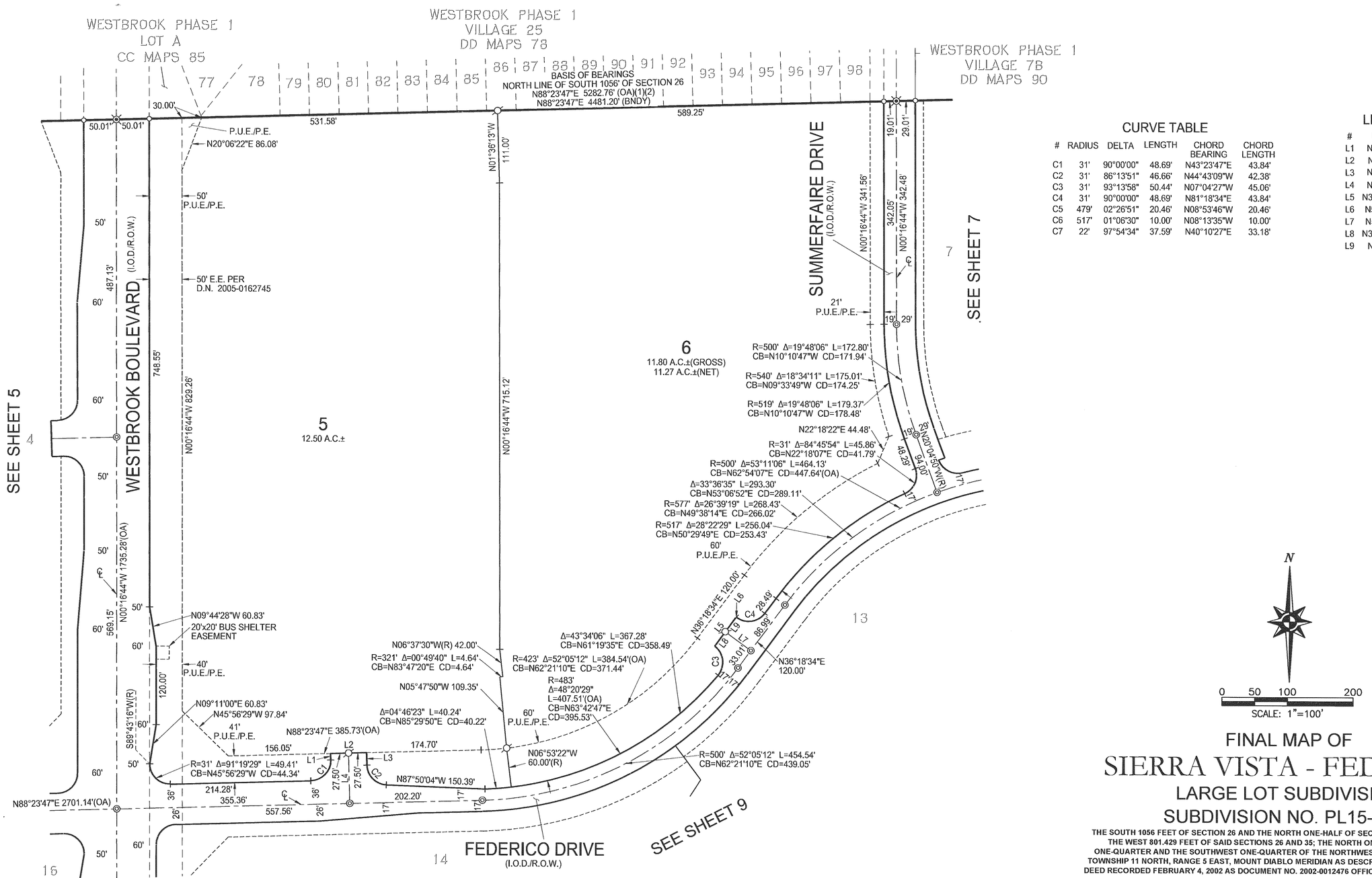
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SHEET 5 OF 23 18254.FED



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31'	90°00'00"	48.69'	N43°23'47"E	43.84'
C2	31'	86°13'51"	46.66'	N44°43'09"W	42.38'
C3	31'	93°13'58"	50.44'	N07°04'27"W	45.06'
C4	31'	90°00'00"	48.69'	N81°18'34"E	43.84'
C5	479'	02°26'51"	20.46'	N08°53'46"W	20.46'
C6	517'	01°06'30"	10.00'	N08°13'35"W	10.00'
C7	22'	97°54'34"	37.59'	N40°10'27"E	33.18'

LINE TABLE

#	BEARING	LENGTH
L1	N01°36'13"W	10.00'
L2	N88°23'47"E	55.00'
L3	N01°36'13"W	19.16'
L4	N01°36'13"W	77.00'
L5	N36°18'34"E(R)	55.00'
L6	N53°41'26"W	0.72'
L7	N53°41'26"W	48.72'
L8	N36°18'34"E(R)	29.50'
L9	N36°18'34"E	29.50'

FINAL MAP OF
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SUBDIVISION NO. PL15-0192

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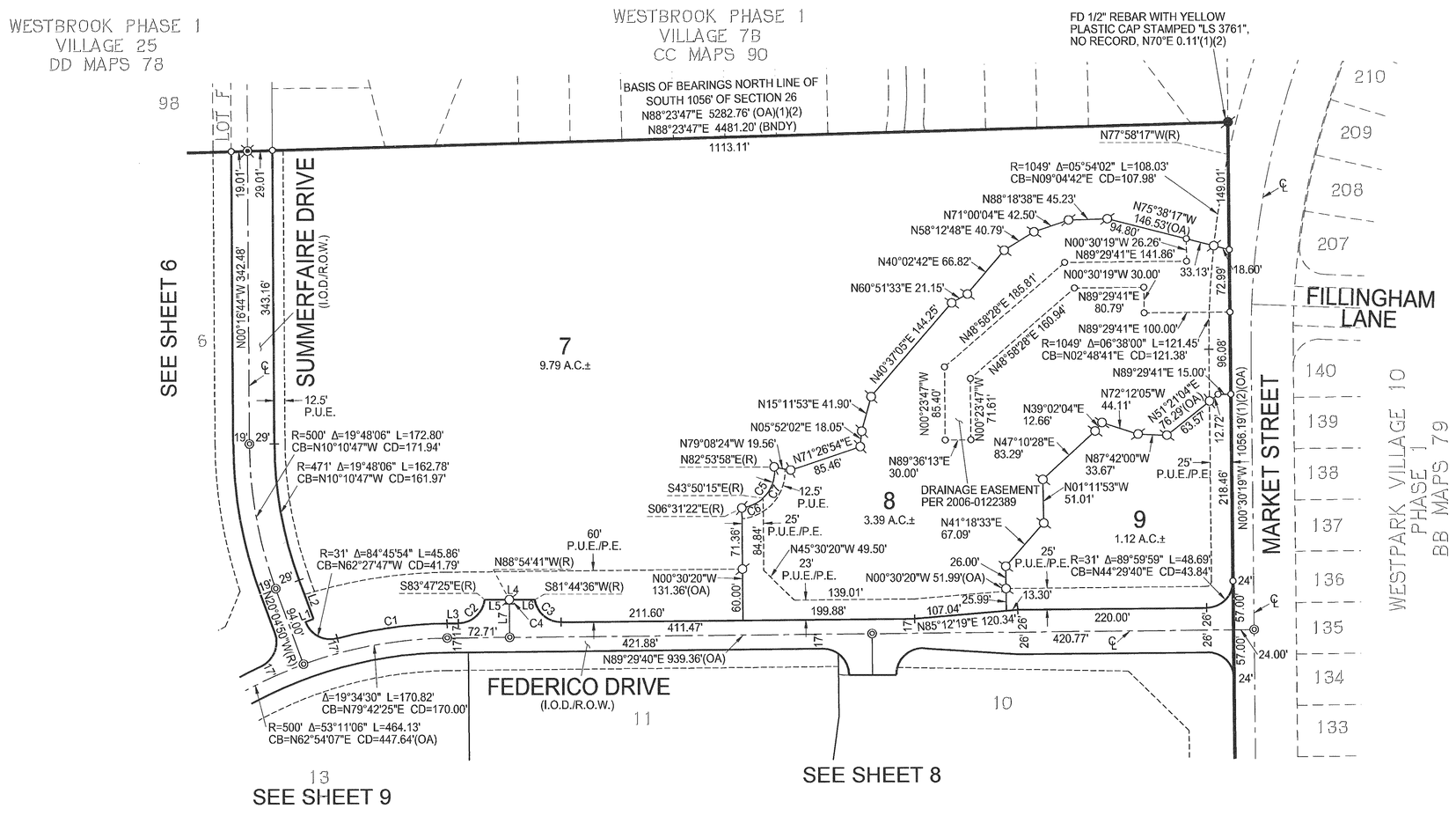
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JANUARY 2018

SHEET 6 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	517'	14°20'24"	129.40'	N82°19'28"E	129.06'
C2	31'	83°17'05"	45.06'	N47°51'07"E	41.20'
C3	31'	82°14'56"	44.50'	N49°22'52"W	40.78'
C4	250'	00°34'59"	2.54'	N00°47'50"W	2.54'
C5	43'	90°34'40"	67.98'	N38°11'18"E	61.12'
C6	43'	37°18'53"	28.00'	N64°49'12"E	27.51'
C7	43'	53°15'48"	39.97'	N19°31'52"E	38.55'

LINE TABLE

#	BEARING	LENGTH
L1	N69°55'10"E(R)	10.00'
L2	N20°04'50"W	48.29'
L3	N89°29'40"E	13.18'
L4	N89°57'30"W	58.20'
L5	N89°57'30"W	28.73'
L6	N89°57'30"W	29.47'
L7	N00°30'20"W	41.56'

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

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SHEET 7 OF 23 18254.FED

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LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

JANUARY 2018

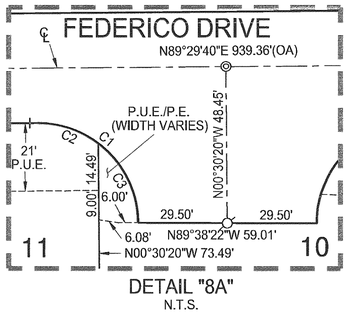
SHEET 8 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

N

0 50 100 200

SCALE: 1"=100'



DETAIL "8A"
N.T.S.

SEE SHEET 7

SEE DETAIL "8A" ON THIS SHEET

FEDERICO DRIVE
(I.O.D./R.O.W.)

7 8 9

72.71' 421.88' 436.09' N89°29'40"E 939.36'(OA) 411.61' 420.77' 109.25' 220.00'

N86°12'59"W N88°58'37"W 269.05' N45°30'19"W 98.90'

24.47' 21.00' 21' P.U.E./P.E. N37°17'39"E(R) N00°30'20"W 73.49' N89°43'57"W 55.01'(OA) N89°29'40"E(R) N07°40'29"E 79.19' N10°32'32"E 65.65' N36°33'42"E 93.49' N07°57'44"W 138.02' N57°41'52"W 126.29'

N00°30'20"W 488.08' 467.08'

N35°04'49"W 63.75' N38°29'54"E 129.05' N63°28'49"W 67.96' N13°10'51"W 92.70' N64°13'33"W 123.20' N44°32'47"W 326.51' N57°51'26"E 51.88' N75°04'19"W 66.62' N88°11'43"W 50.25' N33°30'04"W 228.85'

N65°04'39"E 164.95' N45°28'48"E 102.71' N53°33'38"E 83.61' N16°50'56"E 46.67' N01°52'29"E 33.45' N32°20'52"E 115.87' N47°36'55"E 79.73' N88°03'55"E 139.31' N32°24'38"E 71.33' N42°26'21"E 31.08' N54°17'35"E 57.31' N85°30'27"W 55.68' N73°48'43"W 52.11' N02°37'38"E 143.41' N43°39'58"E 270.37'(OA) 89.82' N87°02'25"E 240.13' N02°57'35"W 35.00' N87°02'25"E 1743.05' 515.01'

10
7.70 A.C.±

11
10.92 A.C.±

12
17.51 A.C.±

13

29 30 31

SEE SHEET 9

SEE SHEET 17

53' P.U.E./P.E.

554.09'

405.66'

R=31' Δ=90°00'01" L=48.69' CB=N45°30'21"W CD=43.84'

N00°30'19"W 1056.19'(1)(2)(OA)

N00°30'19"W 463.16'

WESTPARK VILLAGE 10 PHASE 1 BB MAPS 79

136 135 134 133 132 131 130 129 128

24' 24.00' 24' 24.01' 23.98'

N89°18'15"W 2639.76(BNDY)

26' 25 35 36

FD 1-1/2" BRASS DISC ON A 3/4" IRON ROD SET IN CONCRETE STAMPED AS SHOWN. ACCEPTED AS SECTION CORNER PER (1)(2)(3)

T11N R5E 26 25 35 36 1967 RCE 13444

RE-SET WITH MONUMENT WELL AT CENTERLINE INTERSECTION FOR REFERENCE POINT STAMPED:

T11N R5E 26 25 35 36 2017 RP LS 7944

N03°10'05"W 150.67' N00°30'19"W 207.94'

17 17 57.93'

42

60' P.U.E./P.E.

Δ=11°11'46" L=237.81' CB=N06°06'12"W CD=237.44'

MARKET STREET (I.O.D./R.O.W.)

SEE SHEET 22

R=1217' Δ=19°36'36" L=416.53'(OA) CB=N10°18'37"W CD=414.50'

N78°17'55"E(R) 60.00'

41

Δ=08°24'49" L=178.71' CB=N15°54'30"W CD=178.55'

23' P.U.E./P.E.

S69°53'05"W(R) 17 17

77.67' N17°42'11"W 105.66'(OA) N66°14'46"E 54.27' 27.99' 26' 26'

N40°51'50"W 53.28' N57°05'51"E 72.52'

N69°26'38"W 56.45' N90°00'00"E 55.43' S64°56'43"W(R) 51' P.U.E./P.E.

Δ=05°12'05" L=111.30' CB=N27°39'20"W CD=111.26'

57.09' S59°44'38"W(R)

R=1226' Δ=10°30'00" L=224.67' CB=N30°18'17"W CD=224.36'(OA)

R=1200' Δ=54°20'44" L=1138.21' CB=N27°40'41"W CD=1096.02'(OA)

35' E.E. PER D.N. 2005-0162745

35' E.E. PER D.N. 2005-0162745

125' S.M.U.D. EASEMENT PER D.N. 935 O.R. 29

SEE SHEET 9

SEE SHEET 17

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31'	90°00'00"	48.69'	N45°30'20"W	43.84'
C2	31'	37°47'59"	20.45'	N71°36'21"W	20.08'
C3	31'	52°12'01"	28.24'	N26°36'21"W	27.28'
C4	31'	77°34'05"	41.97'	N54°59'59"E	38.84'
C5	31'	16°43'16"	9.05'	N07°51'18"E	9.01'
C6	31'	94°17'21"	51.02'	N46°38'20"E	45.45'

LINE TABLE

#	BEARING	LENGTH
L1	N00°30'20"W	48.37'
L2	N89°38'22"W	27.50
L3	N89°38'22"W	27.50

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1450'	04°32'23"	114.89'	N03°20'10"W	114.86'
C2	1450'	02°29'20"	62.99'	N06°51'01"W	62.98'
C3	1450'	04°59'06"	126.16'	N10°35'14"W	126.12'
C4	1450'	07°07'32"	180.33'	N16°38'33"W	180.21'
C5	1450'	03°07'37"	79.14'	N21°46'08"W	79.13'
C6	1450'	05°14'48"	132.78'	N25°57'21"W	132.73'
C7	1450'	14°35'58"	369.47'	N12°54'20"W	368.48'

SEE SHEET 10

SEE SHEET 14

SEE SHEET 15

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 17

WESTBROOK BOULEVARD (I.O.D./R.O.W.)

FEDERICO DRIVE (I.O.D./R.O.W.)

SUMMERFAIRE DRIVE (I.O.D./R.O.W.)

SIERRA GLEN DRIVE (I.O.D./R.O.W.)

N.A.P.O.T.S.
CITY OF ROSEVILLE
PER D.N. 2017-0038714

14 — 7.04 A.C.±

15 — 21,943 S.F.±

13 — 16.28 A.C.±

28 — 3.19 A.C.±

50' E.E. PER D.N. 2005-0162745

35' E.E. PER D.N. 2005-0162745

125' SMUD EASEMENT PER D.N. 935 O.R. 29

250' TOWER EASEMENT PER D.N. 612 O.R. 534

50' P.U.E./P.E. SEE NOTE 4 ON SHEET 4

30' P.U.E./P.E. SEE NOTE 4 ON SHEET 4

50' P.U.E. / L.S.E.(4)

21' P.U.E./P.E.

40' P.U.E./P.E.

R=31' Δ=88°40'31" L=47.98' CB=N44°03'31"E CD=43.33'

N44°03'31"E 100.13'

N00°16'44"W 1735.26'(OA)

N00°16'44"W 220.00'

N00°16'44"W 403.02'

N00°16'44"W(4) 284.08'

N04°29'05"E 120.42'

N00°16'44"W(4) 161.27'(4)

N89°43'16"E 239.65'(4)

N89°43'16"E 23.90'

N57°26'47"E 48.14'

N53°21'56"E 60.66'

N54°39'03"E 93.31'

N70°54'34"E 56.03'

N12°52'20"E 33.89'

N50°26'01"E 66.08'

N61°49'11"E 87.33'

N67°11'35"E 46.50'

N48°48'36"E 59.64'

N19°09'50"E 79.85'

N19°13'45"E 70.81'

N46°13'47"E 38.64'

N32°20'22"E 103.17'

N36°35'07"W(R) 65.00'

N83°37'57"E 108.37'

N89°43'16"W(4) 229.42'

S89°43'16"W(R) 151.51'(4)

S88°56'01"W(R)

S87°02'25"E 167.10'

S84°23'39"W(R)

N27°31'53"E 120.83'

N47°00'48"E 43.55'(4)

21.91'

S69°47'40"W(R)

N43°39'58"E 270.37'

180.55'

89.82'

N02°37'38"E 143.41'

N73°48'43"W 52.11'

N85°30'27"W 55.68'

N42°26'21"E 31.08'

N32°24'38"E 71.33'

N54°17'35"E 57.31'

N89°03'55"E 139.31'

N47°38'55"E 79.73'

N32°20'52"E 115.87'

N53°33'38"E 83.61'

N16°50'56"E 46.67'

N01°52'29"E 33.45'

N65°04'39"E 164.95'

N45°28'48"E 102.71'

N38°29'54"E 129.05'

N89°29'40"E 939.36'(OA)

N89°29'40"E 24.47'

N00°30'20"W 488.08'(OA)

N20°04'50"W(R)

N87°02'25"E 694.48'

N87°02'25"E 240.13'

N87°02'25"E 413.74'(OA)

N87°02'25"E 574.60'

N02°57'35"W 211.11'

N02°57'35"W 375.00'

N02°57'35"W 35.00'

N02°57'35"W 103.45'(OA)

N19°08'03"W(R)

N45°57'19"W 42.58'

N89°23'33"W 157.64'

N68°23'47"E 2707.14'(OA)

N61°25'15"E 211.00'(OA)

N28°34'45"W

N87°02'25"E 417.30'

N87°02'25"E 416.17'

N87°02'25"E 277.18'

N87°02'25"E 263.74'

N87°02'25"E 150.00'

N87°02'25"E 125.00'

N87°02'25"E 82.71'

N87°02'25"E 102.79'

N87°02'25"E 69.50'

N87°02'25"E 53.95'

N87°02'25"E 44.00'

N87°02'25"E 26.00'

N87°02'25"E 26.00'

N87°02'25"E 26.00'

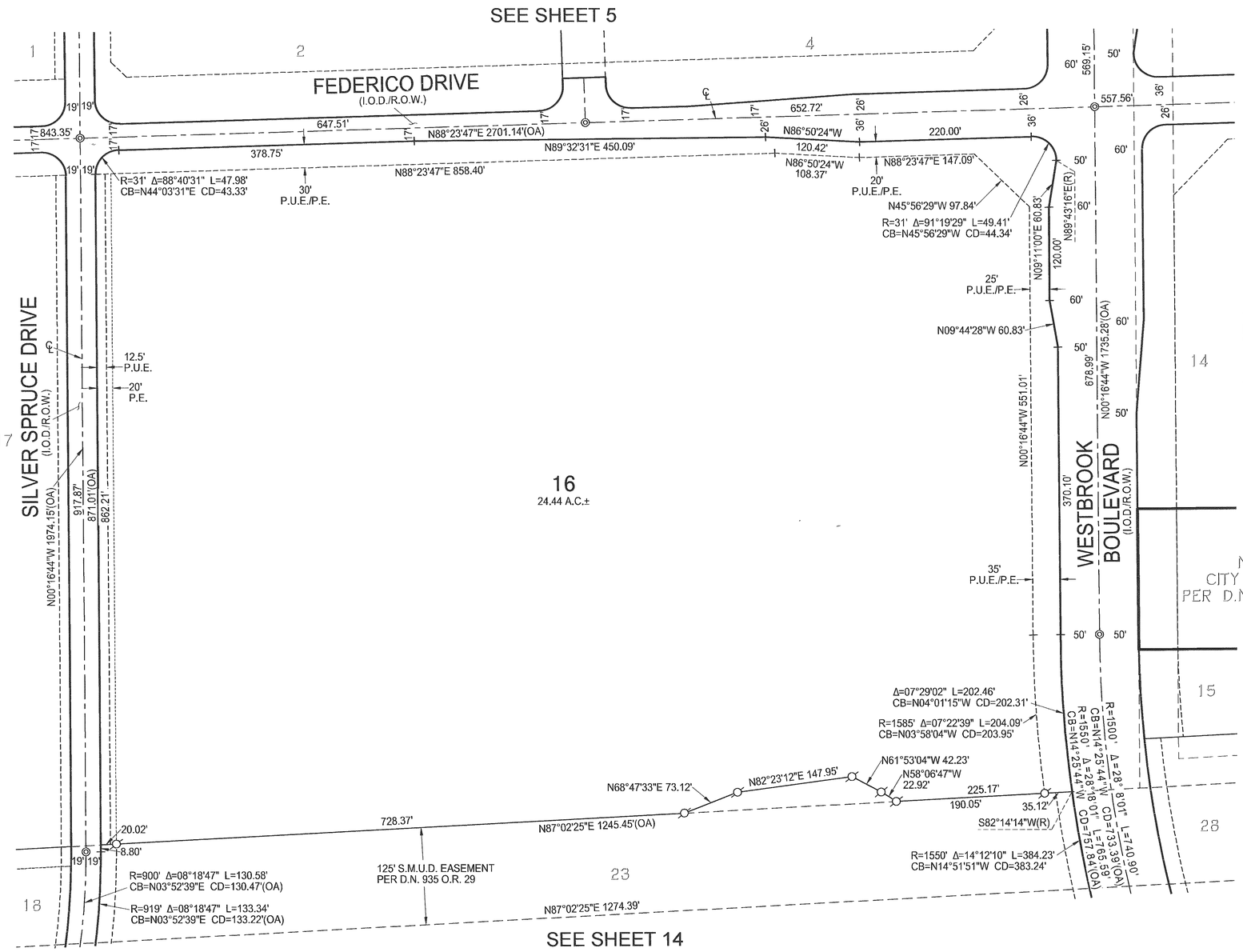
N87°02'25"E 19.00'

N87°02'25"E 19.00'

N87°02'25"E 17.00'

N87°02'25"E 17.00'

N87°02'25"E 17



FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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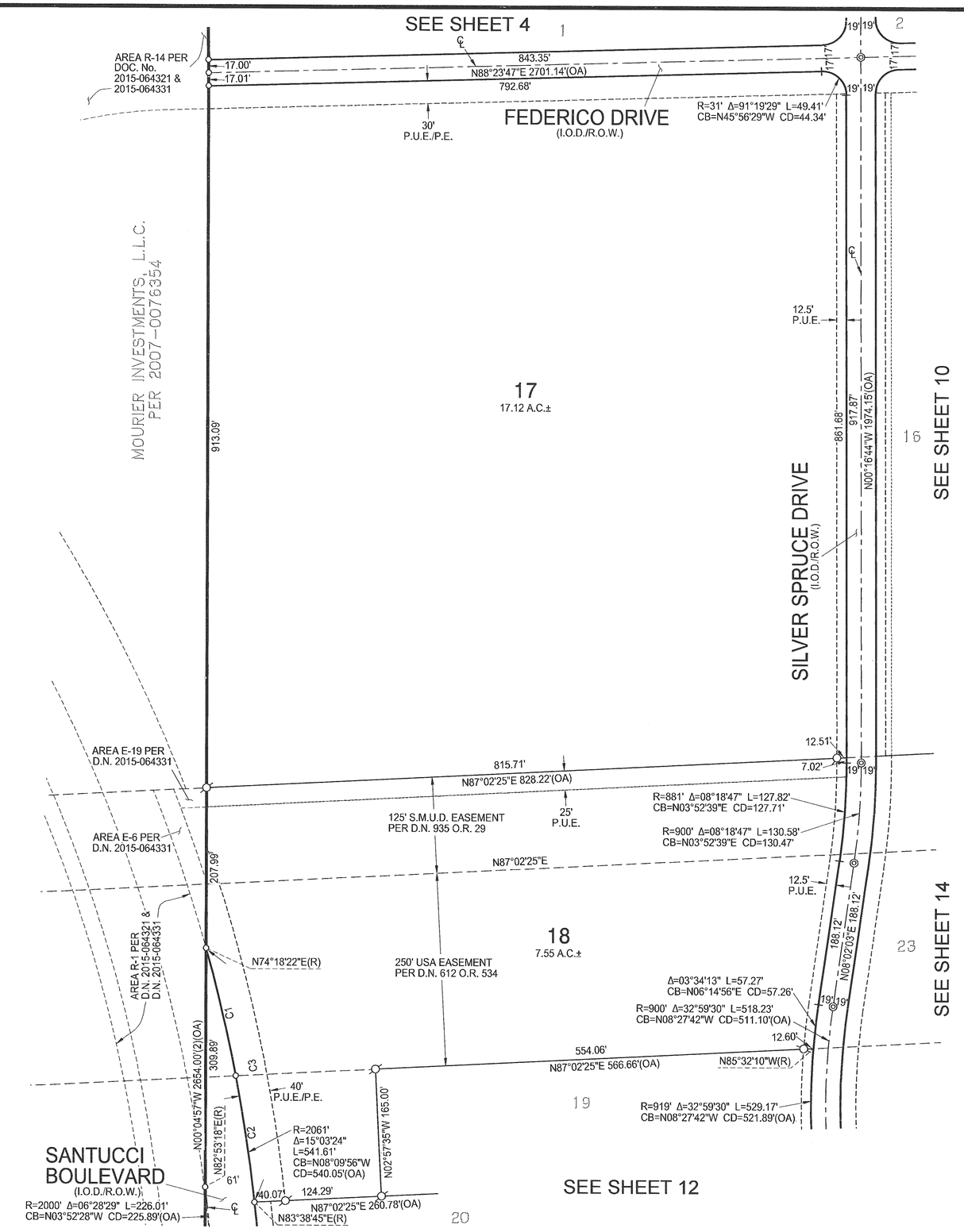
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SHEET 10 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2061'	04°36'40"	165.86'	N08°39'35"W	165.82'
C2	2061'	04°43'44"	170.10'	N13°19'46"W	170.05'
C3	2061'	09°20'23"	335.96'	N11°01'26"W	335.59'

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

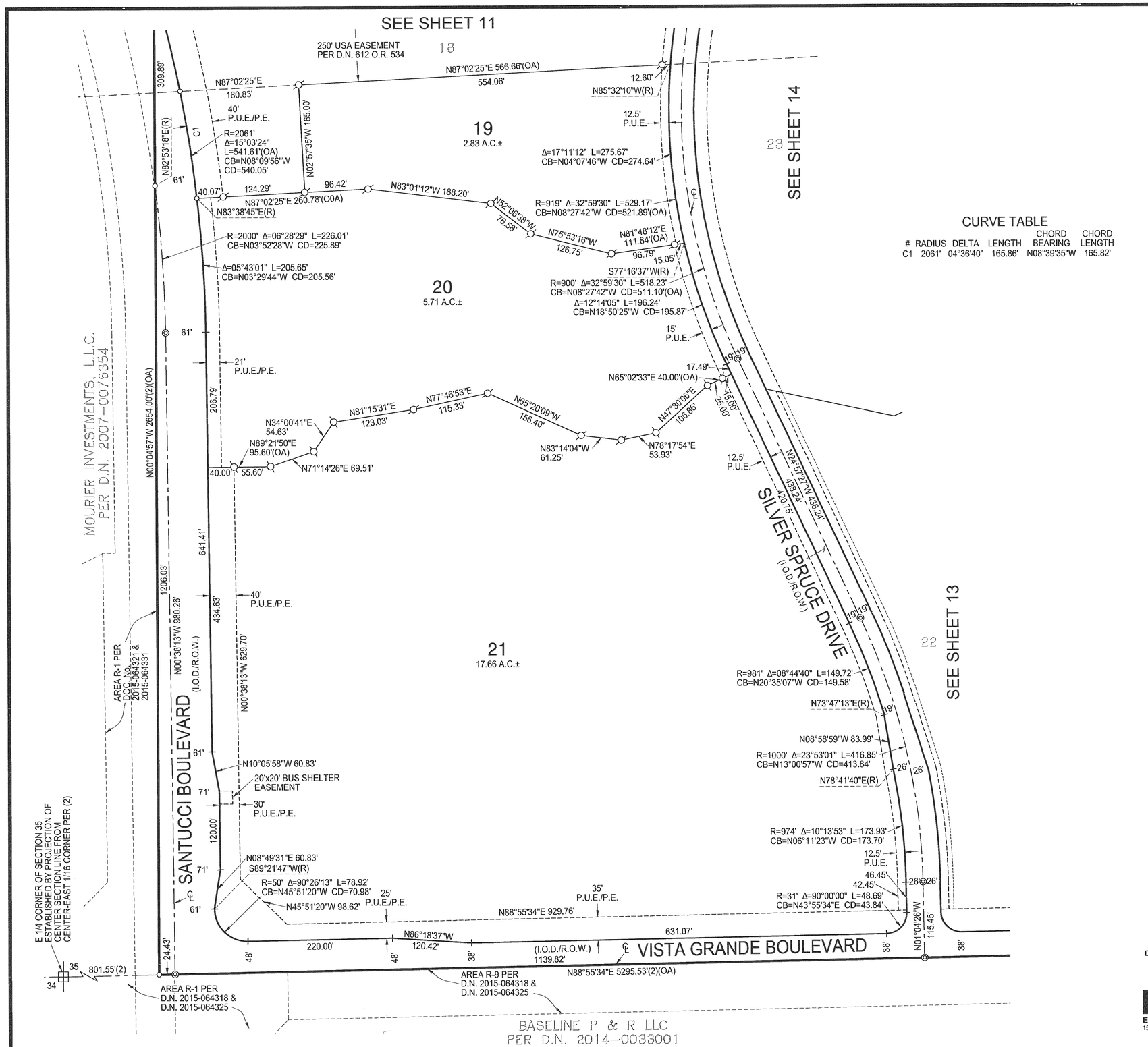
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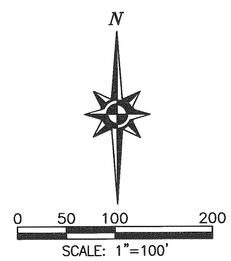
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CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2061'	04°36'40"	165.86'	N08°39'35"W	165.82'



FINAL MAP OF SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

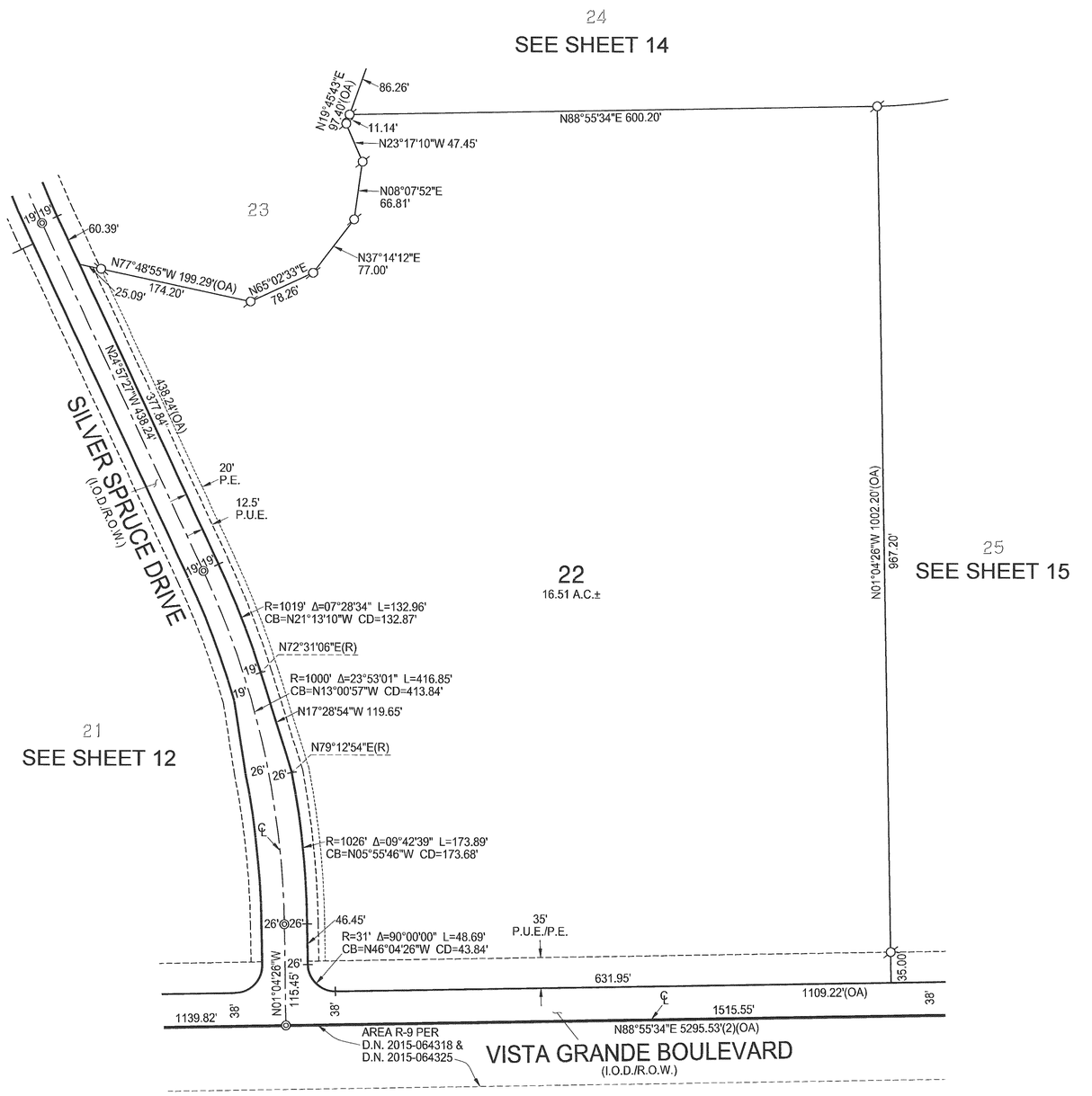
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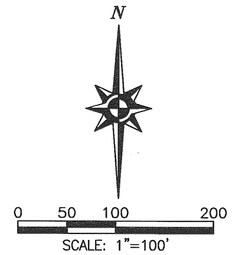
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JANUARY 2018

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SHEET 12 OF 23 18254.FED





FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

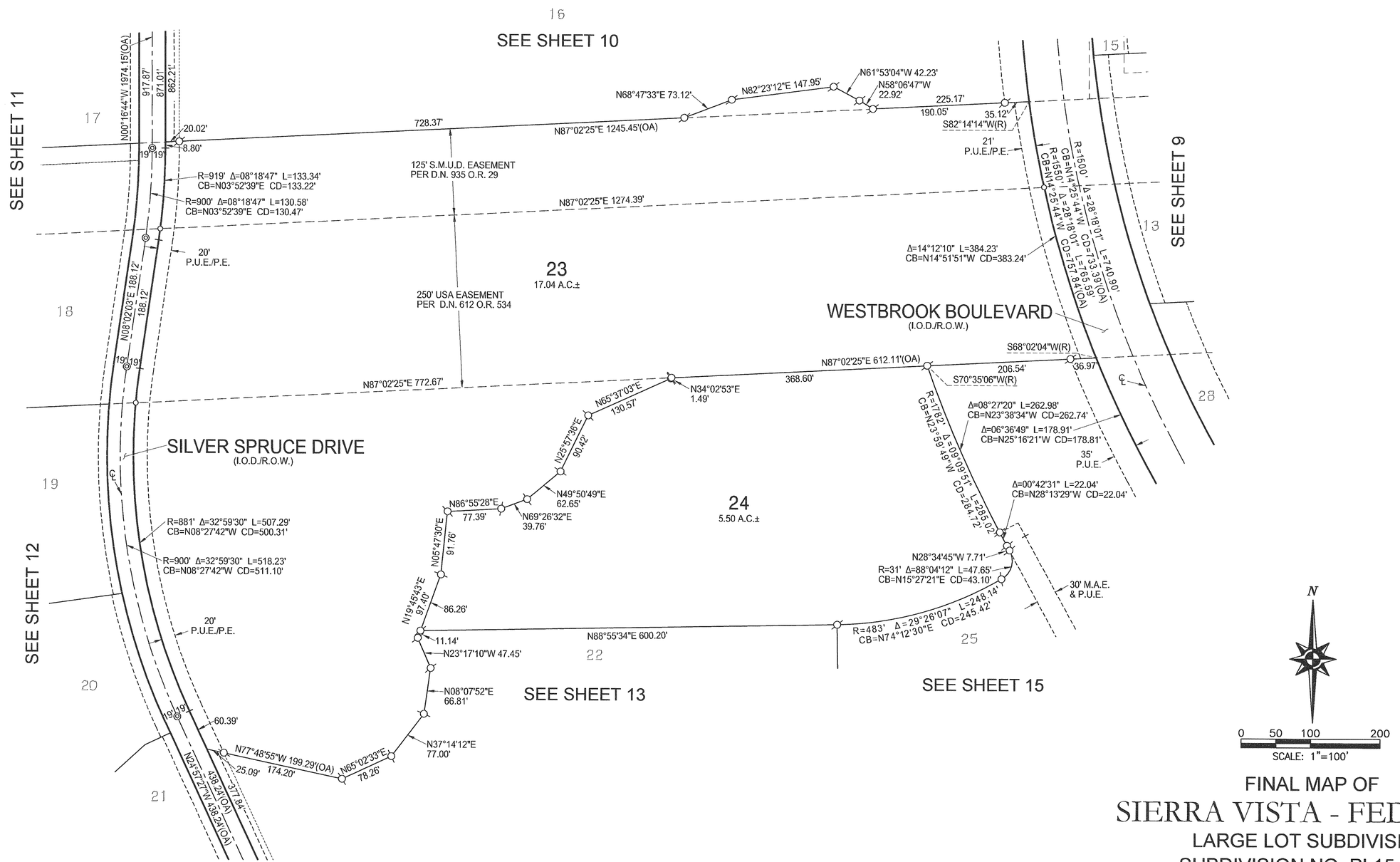
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SHEET 13 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

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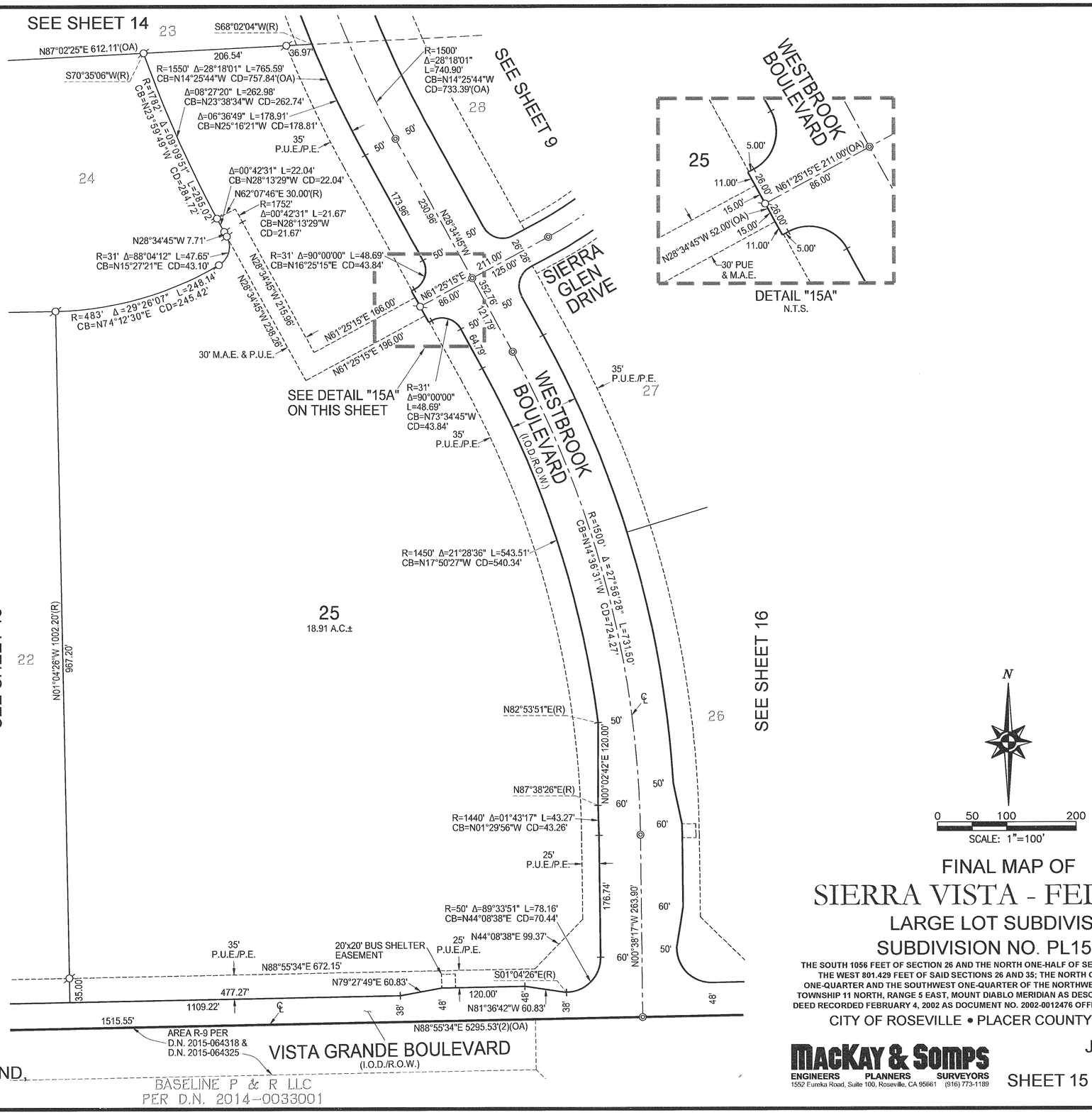
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SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

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JANUARY 2018

SHEET 14 OF 23 18254.FED



SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF
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SUBDIVISION NO. PL15-0192

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SEE SHEET 17

SEE SHEET 9

SEE SHEET 18

SEE SHEET 19

SEE SHEET 15

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

VISTA PARK DRIVE
(I.O.D./R.O.W.)

WESTBROOK BOULEVARD
(I.O.D./R.O.W.)

VISTA GRANDE BOULEVARD
(I.O.D./R.O.W.)

27
19.23 A.C.±

26
20.46 A.C.±

N87°02'25"E 1106.51'(OA)
927.46'
877.18'

R=600' Δ=36°59'07" L=387.31'
CB=N68°32'51"E CD=380.62'

R=581' Δ=31°36'19" L=320.49'
CB=N71°14'15"E CD=316.44'

R=31' Δ=92°33'17" L=50.08'
CB=N46°40'57"W CD=44.81'

N34°33'54"W(R)
N47°03'37"E 85.00'
N50°03'17"E 102.79'

R=526' Δ=11°21'58" L=104.35'
CB=N55°44'16"E CD=104.17'
R=500' Δ=11°21'58" L=99.19'
CB=N55°44'16"E CD=99.03'

R=31' Δ=90°00'00" L=48.69'
CB=N16°25'15"E CD=43.84'

N28°34'45"W 250.96'
N61°25'15"E 86.00'
211.00'
125.00'
352.76'(OA)
121.79'
64.79'
44.00'

35'
P.U.E./P.E.

Δ=11°28'49" L=310.57'
CB=N22°50'20"W CD=310.05'

R=1500' Δ=27°56'28" L=731.50'
CB=N14°36'31"W CD=724.27'

N72°54'04"E(R) 169.56'(OA)
134.56'
35.00'

N88°55'34"E 1154.21'(OA)
1141.71'

R=1550' Δ=25°10'22" L=680.99'(OA)
CB=N15°59'34"W CD=675.53'

Δ=13°41'33" L=370.42'
CB=N10°15'09"W CD=369.54'

R=1585' Δ=16°27'39" L=455.36'
CB=N08°52'06"W CD=453.80'

N86°35'37"E(R)
N11°42'26"W 61.14'
N88°48'58"E(R)
20'x20' BUS SHELTER EASEMENT
R=1560' Δ=00°32'45" L=14.86'
CB=N00°54'39"W CD=14.86'

N00°38'17"W 263.90'
N08°49'27"E 60.83'
105.14'
25'
P.U.E./P.E.
N00°38'17"W 120.26'

S89°21'43"W(R)
R=50' Δ=90°26'09" L=78.92'
CB=N45°51'22"W CD=70.98'
N45°51'22"W 98.62'

N04°16'21"E 110.37'
N00°24'18"W 1415.68'
613.63'
965.14'
351.51'
220.00'

R=31' Δ=89°19'52" L=48.33'
CB=N44°15'38"E CD=43.58'

N86°18'37"W 120.42'
220.00'
820.31'
1317.25'
1515.55'
496.93'

N88°55'34"E 5295.53'(2)(OA)

AREA R-9 PER D.N. 2015-064318 & D.N. 2015-064325

AREA R-2 PER D.N. 2015-064318 & D.N. 2015-064325

AREA R-10 PER D.N. 2015-064318 & D.N. 2015-064325

BASELINE P & R LLC
PER D.N. 2014-0033001

12.5' P.U.E.
20' P.U.E./P.E.
25' P.U.E./P.E.
35' P.U.E./P.E.

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

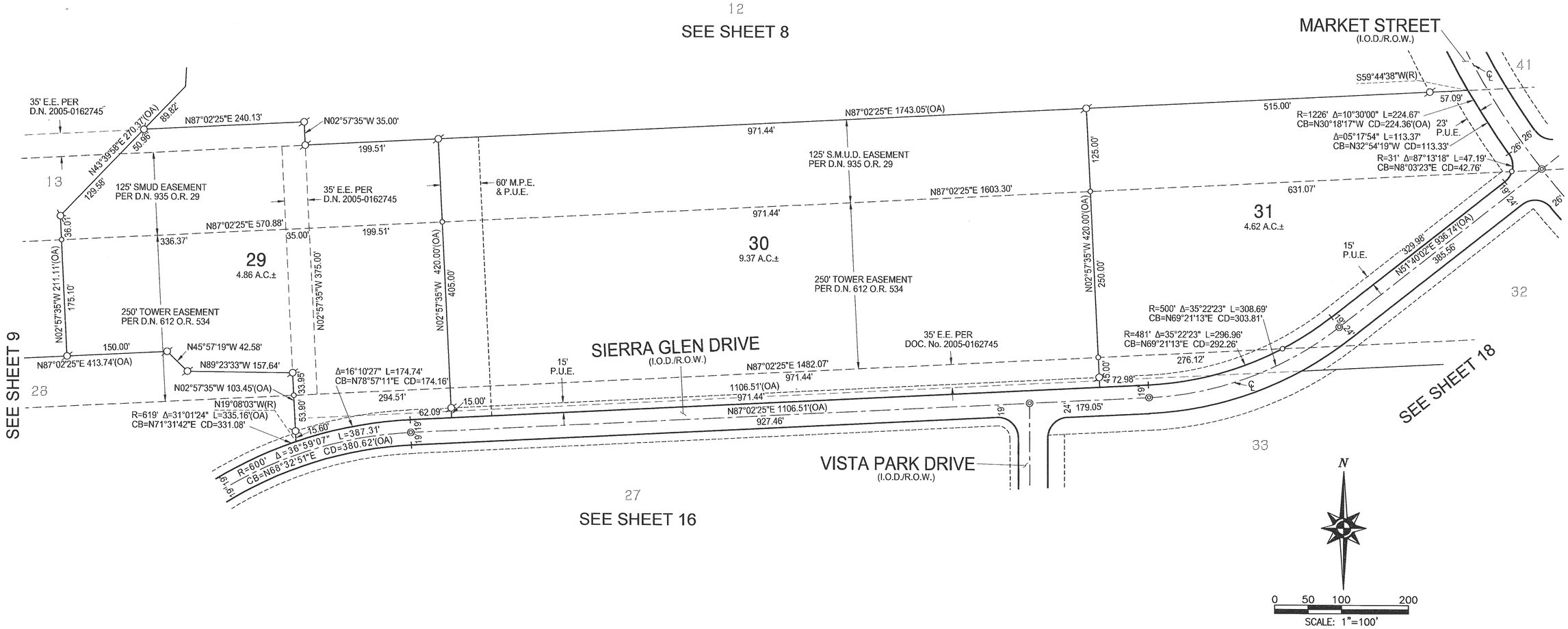
THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

JANUARY 2018

SHEET 16 OF 23 18254.FED



SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

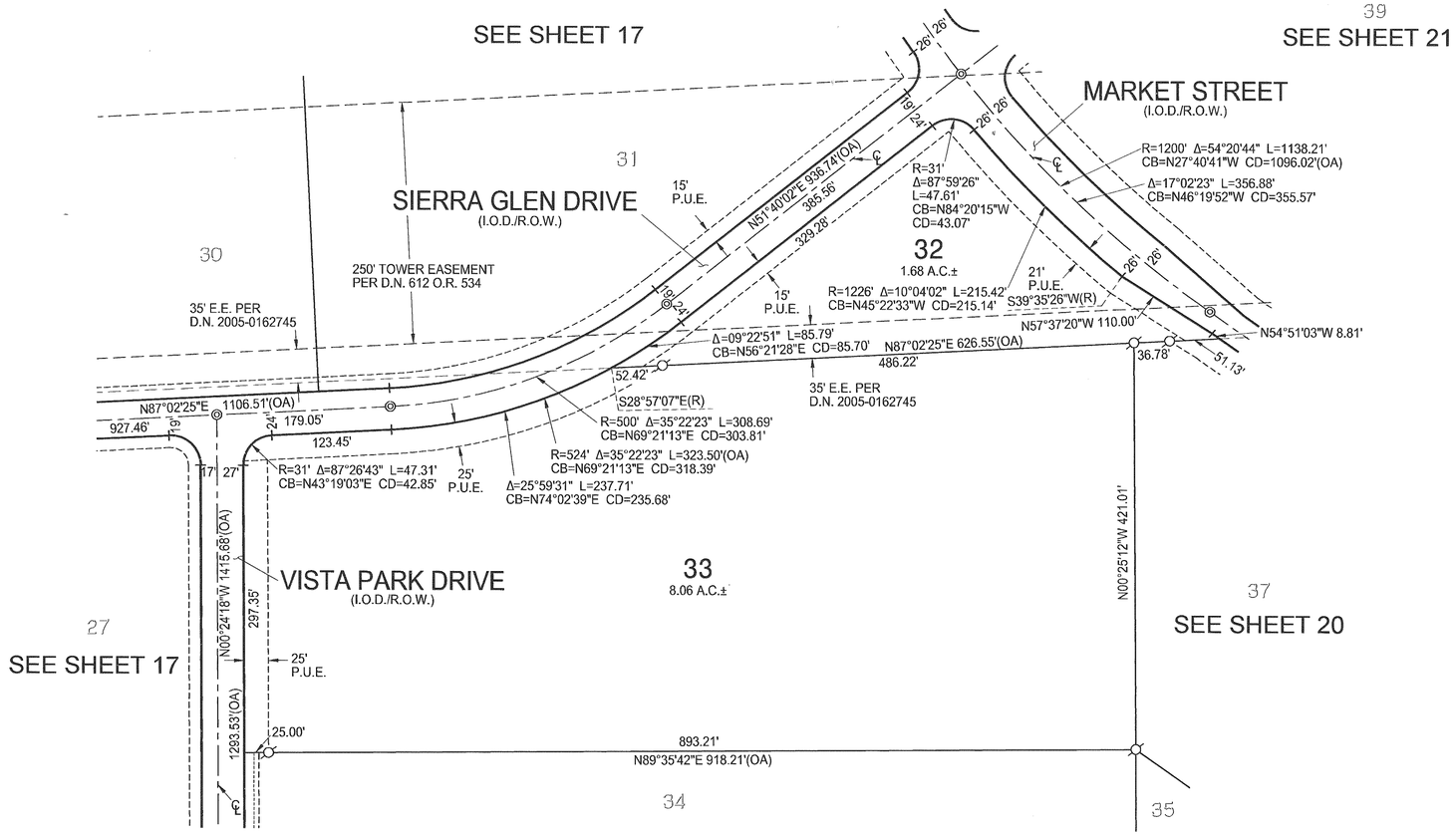
THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

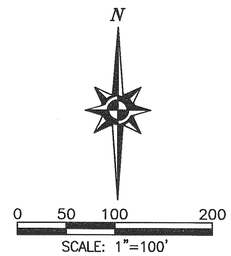
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JANUARY 2018

SHEET 17 OF 23 18254.FED





FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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JANUARY 2018

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SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 18

33

25.00'

893.21'

N89°35'42"E 918.21'(OA)

421.01'

N54°51'03"W 525.87'

27

37

SEE SHEET 20

SEE SHEET 16

17' 27'

1293.53'(OA)

12.5' P.U.E.

10' P.E. SEE NOTE 4 ON SHEET 4

N00°24'18"W 1415.68'(OA)

996.18'

34

21.59 A.C.±

N00°25'12"W 1446.95'(OA)

975.94'

129.35'

R=800' Δ=54°25'51" L=760.00'

CB=N27°38'08"W CD=731.74'(OA)

N00°25'12"W 165.80'

391.92'

N89°54'32"W 422.15'(OA)

30.23'

N83°11'08"E(R)

15' P.U.E.

R=783.00' Δ=054°25'51" L=743.85'(OA)

CB=N27°38'08"W CD=716.19'

Δ=06°23'40" L=87.38'

CB=N03°37'02"W CD=87.34'

VISTA PARK DRIVE

(I.O.D./R.O.W.)

MARKET STREET

(I.O.D./R.O.W.)

136.01'

N03°52'09"E 120.34'

1340.64'(2)(3)(OA)

13

DD MAPS 26

26

17'

35

8.59 A.C.±

N00°25'12"W 723.87'(OA)

544.52'

36

5.71 A.C.±

26' P.U.E.

545.52'

N00°25'12"W

220.00'

27' 27'

℄

R=31' Δ=90°40'08" L=49.06'

CB=N45°44'22"W CD=44.10'

35' P.U.E.

VISTA GRANDE BOULEVARD

(I.O.D./R.O.W.)

50' P.U.E.

40' P.U.E.

20'x20' BUS SHELTER EASEMENT

R=31' Δ=90°30'41" L=48.97'

CB=N44°50'08"E CD=44.04'

N80°37'44"E 60.83'

S00°05'28"W(R)

146.74'

120.00'

N80°26'48"W 60.83'

50.00'

448.66'

427.77'

1023.16'

438.51'

496.93'

1317.25'

38'

48'

N88°55'34"E 5295.53'(2)(OA)

N89°54'32"W 1320.39(2)

AREA R-10 PER D.N. 2015-064318 & D.N. 2015-064325

AREA R-10 PER D.N. 2015-064323 & D.N. 2015-064333

AREA E-10 PER D.N. 2015-064333

AREA R-3 PER D.N. 2015-064323 & D.N. 2015-064333

BASELINE P & R LLC
PER D.N. 2014-0033001

BARBACCIA TRUST
PER D.N. 2004-0153428
PARCEL A
15 P.M. 143

DF PROPERTIES
PER 32 O.R. 693
PARCEL B
15 P.M. 143

FD 2" ALUMINUM MONUMENT STAMPED AS WEST 1/4 COR FOR SECTION 35 PER(2)

T11N R5E 35 36 2005 RCE 45333

RE-SET WITH MONUMENT WELL STAMPED:

T11N R5E 35 36 2017 LS 7944

N

0 50 100 200

SCALE: 1"=100'

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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JANUARY 2018

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SHEET 19 OF 23 18254.FED

SEE SHEET 18

32

33

34

35

36

37
8.74 A.C.±

38
12.06 A.C.±

39

SEE SHEET 21

N87°02'25"E 100.17'

N87°02'25"E

36.78'

51.13'

35.64'

8.81'

97.22'

60'
P.U.E./P.E.

35' E.E. PER
D.N. 2005-0162745

N87°02'25"E 2050.82'(OA)
1953.60'

35' E.E. PER
D.N. 2005-0162745

30'
P.U.E./P.E.
SEE NOTE 4
ON SHEET 4

N54°51'03"W 563.91'
540.17'
548.99'(OA)

MARKET STREET
(I.O.D./R.O.W.)

N00°23'36"E 328.72'

AREA E-20(2)

N00°23'36"E 334.58'

25.00'

100.00'

512.00'(3)

1195.12'

808.12'(3)

N89°36'24"W 1320.12'(2)(3)

268.05'(3)

N00°26'07"W 1333.68'(2)(OA)

9
DD MAPS 26

11
DD MAPS 26

N00°25'12"W 1446.95'(OA)
421.01'

1025.94'

N54°51'03"W 525.87'

R=817'
Δ=42°43'20"
L=609.19'
CB=N33°29'23"W
CD=595.18'

60'
P.U.E./P.E.

629.32'

12
DD MAPS 26

30'
P.U.E./P.E.
SEE NOTE 4
ON SHEET 4

Δ=48°02'12" L=656.46'
CB=N30°49'58"W CD=637.41'

R=800' Δ=54°25'51" L=760.00'
CB=N27°38'08"W CD=731.74'

R=783' Δ=54°25'51" L=743.85'
CB=N27°38'08"W CD=716.19'(OA)

SEE DETAIL "20A"
ON THIS SHEET

N77°52'16"E(R)

N00°25'12"W 1340.64'(2)(3)(OA)

17'

165.80'

N83°11'08"E(R)

391.92'
N89°54'32"W 422.15'(OA)

15'
P.U.E.

N00°25'12"W 723.87'(OA)
129.35'

594.52'

Δ=06°23'40" L=87.38'
CB=N03°37'02"W CD=87.34'

14
DD MAPS 26

13
DD MAPS 26

SEE SHEET 19

MARKET STREET
(I.O.D./R.O.W.)

629.32'

R=817'
Δ=42°43'20"
L=609.19'
CB=N33°29'23"W
CD=595.18'

R=800' Δ=54°25'51" L=760.00'
CB=N27°38'08"W CD=731.74'(OA)

R=783' Δ=54°25'51" L=743.85'
CB=N27°38'08"W CD=716.19'(OA)

N77°52'16"E(R)

17'

N89°54'32"W 422.15'(OA)

30.23'

N83°11'08"E(R)

165.80'

N00°25'12"W 1340.64'(2)(3)(OA)

545.52'

DETAIL "20A"
N.T.S.

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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JANUARY 2018

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SHEET 20 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

BRANSTON DRIVE
(I.O.D./R.O.W.)

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

MARKET STREET
(I.O.D./R.O.W.)

SEE SHEET 22

SEE SHEET 23

SEE SHEET 18

SEE SHEET 20

SEE SHEET 20

SEE DETAIL "21A" ON THIS SHEET

R=1050' Δ=11°36'41" L=212.79'
CB=N76°22'41"E CD=212.42'

N07°48'59"W
95.49'

R=1050' Δ=22°11'19" L=406.63'
CB=N86°43'20"W CD=404.09'

R=500' Δ=33°21'12" L=291.06'
CB=N68°20'38"E CD=286.97'

N85°01'14"E
103.90'
103.90'

N70°34'20"E
100.00'
100.00'

R=481' Δ=33°21'12" L=280.00'
CB=N68°20'38"E CD=276.07'

R=750' Δ=14°26'53" L=189.13'
CB=N77°47'47"E CD=188.63'

R=769' Δ=14°26'53" L=193.92'
CB=N77°47'47"E CD=193.40'

R=1031' Δ=33°47'59" L=608.21'
CB=N87°28'20"E CD=599.42'

15'
P.U.E.

R=1050' Δ=33°47'59" L=619.41'
CB=N87°28'20"E CD=610.47'(OA)

DRAINAGE EASEMENT
PER DOC. No. 2006-0122389
SEE SHEET 23

N75°37'40"W 256.37'
256.37'

R=750' Δ=10°47'43" L=141.31'
CB=N81°01'32"W CD=141.10'

R=769' Δ=10°47'43" L=144.89'
CB=N81°01'32"W CD=144.67'

N86°25'23"W 152.38'
152.38'

R=481' Δ=16°35'06" L=139.23'
CB=N78°07'50"W CD=138.74'

R=500' Δ=15°46'08" L=137.61'
CB=N78°32'19"W CD=137.17'

N51°40'02"E
996.74'(OA)
493.57'
311.08'
182.49'

25.91'

N87°02'25"E 2169.57'(OA)
2143.66'

125' S.M.U.D. EASEMENT
PER D.N. 935 O.R. 29

N87°02'25"E

250' TOWER EASEMENT
PER D.N. 612 O.R. 534

R=31' Δ=91°57'33" L=49.75'
CB=N05°41'16"E CD=44.58'

23'
P.U.E.

R=1174' Δ=10°45'09" L=220.32'
CB=N45°40'05"W CD=220.00'

R=1200' Δ=17°02'23" L=356.88'
CB=N46°19'52"W CD=355.57'

S38°57'20"W(R)

N48°48'10"W 110.00'

35.64'

97.22'

N54°51'03"W 563.91'

532.46'(OA)
496.82'

60'
P.U.E./P.E.

N87°02'25"E 100.17'

N87°02'25"E 2050.82'(OA)
1953.60'

35' E.E. PER
D.N. 2005-0162745

AREA E-20(2)

N00°23'36"E 328.72'

N00°23'36"E 334.58'

25.00'
100.00'
1195.12'(OA)
512.00'(3)
N89°36'24"W 1320.12'(2)(3)(OA)

N00°26'07"W 1333.68'(2)(3)

168.15'
125.12'
410.40'(3)
250.24'
35.03'
268.05'(3)

40
13.17 A.C.±

39
20.89 A.C.±

41
42
43
32
33
37
38

DETAIL "21A"
N.T.S.

43
40
446.70'
425.93'(3)
N18°35'35"E(R)
21.11'
20.14'
N19°20'44"E(R)
20.24'
N20°09'42"E(R)
16.06'
152.09'(3)
N00°26'07"W 1333.68'(2)(3)(OA)
R=500' Δ=06°18'11" L=55.00'
CB=N67°30'10"W CD=54.98'(3)(TIE)

N

0 50 100 200
SCALE: 1"=100'

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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JANUARY 2018

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SHEET 21 OF 23 18254.FED

FD 1-1/2" BRASS DISC ON A 3/4" IRON ROD SET IN CONCRETE STAMPED AS SHOWN. ACCEPTED AS SECTION CORNER PER (1)(2)(3)

T11N R5E 26|25 35|36 1967 R C E 13444

RE-SET WITH STANDARD MONUMENT WELL AT CENTERLINE INTERSECTION FOR REFERENCE POINT STAMPED:

T11N R5E 26|25 35|36 2017 RP L S 7944

WESTPARK VILLAGE 10 PHASE 2 BB MAPS 79

WESTPARK VILLAGE 10 PHASE 2 BB MAPS 80

N89°18'15"W 5279.53'(2)(3)(OA)
N89°18'15"W 2639.76(BNDY)
1471.28'

N00°30'19"W 207.94'
N02°10'00"E 149.66'

MARKET STREET
(I.O.D./R.O.W.)

BRANSTON DRIVE
(I.O.D./R.O.W.)

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

42
14.51 A.C.±

41
4.35 A.C.±

40

43

SEE SHEET 8

SEE SHEET 23

SEE SHEET 21

R=1200' Δ=08°30'42" L=178.27'
CB=N03°33'38"W CD=178.11'

R=1223' Δ=08°30'42" L=181.69'
CB=N03°33'38"W CD=181.52'

Δ=12°41'42" L=262.12'
CB=N06°51'10"W CD=261.58'

R=1183' Δ=18°41'15" L=385.84'(OA)
CB=N09°50'56"W CD=384.14'

N90°00'00"E 41.70'

N75°34'56"W 129.46'

N59°52'08"W 149.51'

N76°33'23"E 136.57'

N69°56'26"E 154.17'(OA) 123.95'

30.22'

S76°47'59"W(R)

Δ=05°59'32" L=123.72'
CB=N16°11'47"W CD=123.67'

Δ=37°18'21" L=781.33'
CB=N19°09'29"W CD=767.60'

S70°48'26"W(R)

N26°32'48"W 110.00'

S65°28'31"W(R)

R=1174' Δ=10°45'09" L=220.32'
CB=N29°54'04"W CD=220.00'

R=31'
Δ=93°03'20" L=50.35'
CB=N81°48'18"W
CD=44.99'

N87°02'25"E
186.99'

R=1200' Δ=54°20'44" L=1138.21'
CB=N27°40'41"W CD=1096.02'(OA)

R=1174' Δ=03°42'13" L=75.89'
CB=N33°25'32"W CD=75.87'

Δ=01°17'52" L=11.75'
CB=N52°18'58"E CD=11.75'

R=519' Δ=33°21'12" L=302.12'(OA)
CB=N68°20'38"E CD=297.87'

Δ=32°03'20" L=290.37'
CB=N68°59'34"E CD=286.60'

R=500' Δ=33°21'12" L=291.06'
CB=N68°20'38"E CD=286.97'

R=731' Δ=14°26'53" L=184.33'
CB=N77°47'47"E CD=183.85'

R=750' Δ=14°26'53" L=189.13'
CB=N77°47'47"E CD=188.63'

R=1050' Δ=11°36'41" L=212.79'
CB=N76°22'41"E CD=212.42'

R=1069' Δ=09°00'22" L=168.03'
CB=N75°04'31"E CD=167.86'

R=31' Δ=87°23'41" L=47.29'
CB=N35°52'52"E CD=42.83'

N82°11'01"E(R) 4.00'

N85°01'14"E 103.90'

N70°34'20"E 100.00'

N07°48'59"W 95.49'

23.00' 62.28' 23.00'
N00°41'43"E 62.28'

12.5' P.U.E. 46.63'

30' P.U.E./P.E.

21' P.U.E.

15' P.U.E.

20' P.E.

125' S.M.U.D. EASEMENT PER D.N. 935 O.R. 29

492.61'(OA) 364.60'

936.74'(OA) 551.16'

N37°02'06"W(R) 98.86'(OA) 83.73' 15.13'

N51°40'02"E 125.01'

385.56'(OA)

SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

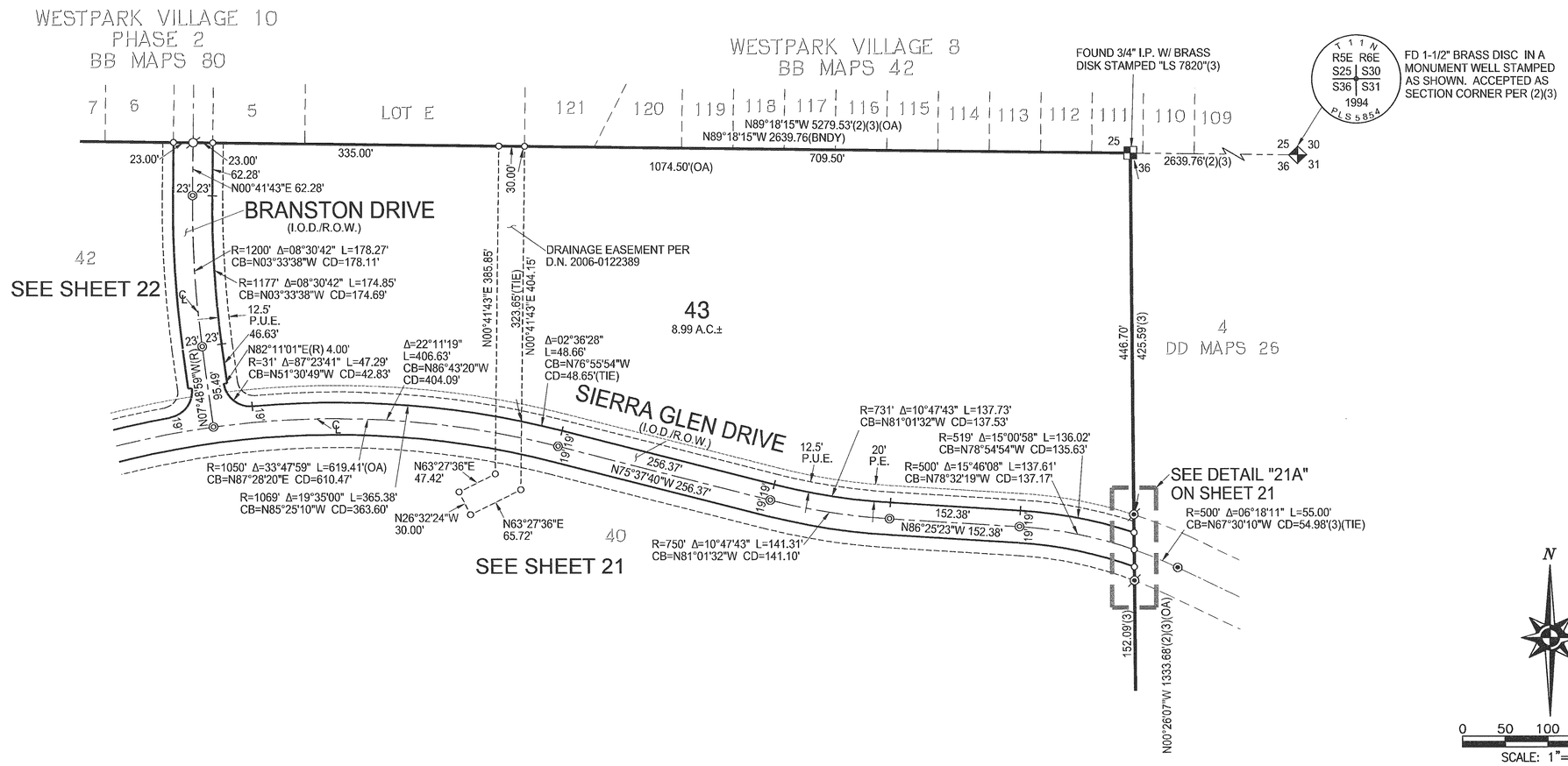
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

JANUARY 2018

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

SHEET 22 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

JANUARY 2018

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

MACKAY & SOMPS
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1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

SHEET 23 OF 23 18254.FED

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

MURRAY SMITH & ASSOCIATES

SHEET 1 OF 8

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) A PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.)

(C) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SEWER PIPES WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THAT LAND SHOWN HEREON AND DESIGNATED "SEWER EASEMENT".

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS WESTBROOK BOULEVARD, VISTA GRANDE BOULEVARD, SIERRA VILLAGE DRIVE, AND VISTA PARK DRIVE AND THE AREAS SHOWN HEREON AS I.O.D. / R.O.W.

SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: Chrysanthy Demos
ITS: President and CEO

BY: LENNAR HOMES OF CALIFORNIA INC. A CALIFORNIA CORPORATION

BY: _____
NAME: Larry Gualco
ITS: VP

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
) SS
COUNTY OF Sacramento)

ON October 30, 2018 BEFORE ME,
Tawny Por ; A NOTARY PUBLIC, PERSONALLY
APPEARED Chrysanthy Demos WHO PROVED TO ME ON
THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE~~/SHE/~~THEY~~ EXECUTED THE SAME IN ~~HIS~~/HER/~~THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS~~/HER/~~THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____
NOTARY PRINTED NAME: Tawny Por
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY.
MY NOTARY COMMISSION NO. 2111369
MY COMMISSION EXPIRES ON: June 10, 2019

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
) SS
COUNTY OF Placer)

ON November 1, 2018 BEFORE ME,
Monique Reynolds ; A NOTARY PUBLIC, PERSONALLY
APPEARED Larry Gualco WHO PROVED TO ME ON
THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: Monique Reynolds
NOTARY PRINTED NAME: Monique Reynolds
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY.
MY NOTARY COMMISSION NO. 2171051
MY COMMISSION EXPIRES ON: Nov. 24, 2020

RECORDER'S STATEMENT

FILED THIS 20th DAY OF November, 2018 AT 11:47 a.M. IN BOOK EE OF MAPS, AT PAGE 33, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MSA ENGINEERING, INC.

RYAN RONCO
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2018-0084495

BY: JChatterley
DEPUTY

FEE $ 104.00

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF AKT DEVELOPMENT CORPORATION ON AUGUST 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2020, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Michael S. Costa
MICHAEL S. COSTA LS 6600
EXPIRATION DATE: 12-31-19

Sept. 7, 2018
DATED

LICENSED LAND SURVEYOR
MICHAEL S. COSTA
No. 6600
Exp. 12-31-19
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISION OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

MARC STOUT R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES SEPTEMBER 30, 2018 20

11/14/18
DATE

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES LARGE LOT MAP" IS TECHNICALLY CORRECT.

FOR MARC STOUT CITY ENGINEER, CITY OF ROSEVILLE

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2019

11/15/18
DATE

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
No. 8278
Exp. 12-31-19
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENT, THE EASEMENTS OFFERED HEREON FOR DEDICATION. THE CITY COUNCIL REJECTS AT THIS TIME BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE EASEMENTS AND RIGHTS OF WAY LISTED HEREON WITH NOTE 5 ON SHEET 3.

Sonia Orozco
CITY CLERK, CITY OF ROSEVILLE

11/15/18
DATE

BY: _____
ASSISTANT CITY CLERK

LEGEND

- ...SECTION QUARTER CORNER AS NOTED
- ...SECTION CORNER AS NOTED
- ...SECTION QUARTER CORNER SEARCHED FOR BUT NOT FOUND
- ...SECTION CORNER SEARCHED FOR BUT NOT FOUND
- ...SET 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
- ...SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600"
- ...DIMENSION POINT
- ...MONUMENT TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL 15-0192" RECORDED IN BOOK EE OF MAPS, AT PAGE 6

R.S.	...RECORD OF SURVEY
P.M.	...PARCEL MAP
DN	...DOCUMENT NUMBER
(R)	...RADIAL
(OA)	...OVERALL
P.U.E.	...PUBLIC UTILITY EASEMENT
P.E.	...PEDESTRIAN EASEMENT
L.E.	...LANDSCAPE EASEMENT
L.L.T.M.	...LARGE LOT TENTATIVE MAP
S.L.T.M.	...SMALL LOT TENTATIVE MAP
N.T.S.	...NOT TO SCALE

LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
LOT 1	KT-5	KT-5
LOT 2	KT-3B	KT-3B
LOT 3	KT-4	KT-4
LOT 4	KT-3A	KT-3A
LOT 5	KT-2	KT-2

LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
REMAINDER LOT	KT-61	KT-61
	KT-52	KT-52
	KT-21A	KT-21A
	KT-21B	KT-21B
	KT-30	KT-30
	KT-51	KT-51
	KT-20	KT-20
	KT-1B	KT-1B
	KT-80B	KT-80B

SEE SHEET 3 FOR NOTES

FOUND 3-1/4" BRASS CAP STAMPED LS 4533 STAMPED AS SHOWN

T11N R5E S33 S34 LS 4533

FOUND 2" ALUMINUM MONUMENT STAMPED AS SHOWN

T11N R5E 1/4 S35 S36 2005 LS 4533

MOURIER INVESTMENTS, LLC DN 2007-0076354

21 EE B.M. 6 | 22 EE B.M. 6 | 25 EE B.M. 6 | 26 EE B.M. 6 | 34 EE B.M. 6

N89°30'44"E 5285.03'(1) — 34 — N88°55'34"E 5295.53'(1)(6) — VISTA GRANDE BOULEVARD — 35 — 36

N89°30'44"E 845.81' 845.10'(1) — 35

N00°39'42"W 2642.47'(1) SECTION LINE

RESULTANT LOT 1 DN 2014-0010531

1501.90'(2)(3) N0°38'36"W 1502.09'

SECTION LINE

SANTUCCI BOULEVARD

DESIGNATED REMAINDER LOT SHEET 8

LOT 5 SHEET 7

WESTBROOK BOULEVARD

LOT 4 SHEET 6

VISTA PARK DRIVE

LOT 3 SHEET 5

LOT 2 SHEET 4

SECTION LINE

N0°24'18"W 2217.82'(1)

N0°24'18"W 2695.20'(OA)(1)

PARCEL A 15 P.M. 143

SIERRA VILLAGE DRIVE

N73°56'55"W 69.64'(1)

N66°12'56"W 111.62'(1)

N53°39'22"W 193.94'(1)

N87°15'49"E 125.83'(1)

N35°59'17"W 111.83'(1)

N29°12'09"W 147.49'(1)

N49°30'58"W 67.92'(1)

N55°47'35"W 223.87'(1)

N36°36'24"W 157.05'(1)

N36°14'35"W 275.76'(1)

N0°11'16"W 171.92'(1)

N9°07'22"W 18.39'(1)

N89°29'55"E 659.36'(1)

N84°35'54"E 84.29'(1)

N89°21'43"E 1843.32'(1)

N89°21'43"E 251.00'(1)

N0°38'13"W 1043.69'(1)

N87°17'58"W 120.20'(1)

N89°21'43"E 246.00'(1)

N0°38'17"W 364.30'(1)

N89°44'54"E 670.69'(1)

LOT 1 SHEET 3

N0°15'06"W 230.00'(1)

N89°44'54"E 1185.97'(1)

N0°24'18"W 477.38'

FOUND 2-1/2" BRASS DISC IN MONUMENT WELL STAMPED AS SHOWN

T11N S36 S31 LS 3680 1988

FIDDYMENT ROAD

FOUND 1-1/2" BRASS DISC IN MONUMENT WELL STAMPED AS SHOWN

S31 S32 PLA. CO. SURVEY

SEE DETAIL BELOW

KV SIERRA VISTA, LLC DN 2015-0053568

KV SIERRA VISTA, LLC DN 2015-0053568

KV SIERRA VISTA, LLC DN 2015-0053568

31 — 32 — N89°32'00"E 5284.19'(1) — 32 — 33 — N89°31'30"E 2642.09'(1) — 33 — 34 — N89°31'08"E 2642.10'(1) — 34 — 35 — N89°30'37"E 5284.19'(1) — 4397.54' — 35 — 36 — N89°29'55"E 5284.14'(1) — 36 — N89°29'24"E 2642.10'(1) — N89°29'02"E 2642.10'(1) — 31

BASELINE ROAD — SECTION LINE

BASIS OF BEARINGS N89°30'37"E 26420.96'(1)'

WATT AVENUE

REFERENCES:

(1) 22 R.S. 135
(2) D.N. 2014-0010532
(3) D.N. 2003-0058642
(4) D.N. 2015-0008134
(5) D.N. 2015-0070559
(6) EE B.M. 6

DETAIL 1"=100'

50' EASEMENT TO PG&E PER DN 2015-0008134

SECTION LINE — N0°11'16"W 171.92'(1) — N89°29'55"E 659.36'(1)

34 — 35 — 227.28' — N0°30'05"W 30.00' — 30' — 659.36' — N0°30'05"W 30.00' — 4397.54' — 35 — 36

SECTION LINE — N 89°29'55" E 5284.14' (1)

0 200 400 800

SCALE: 1"= 400'

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL15-0192

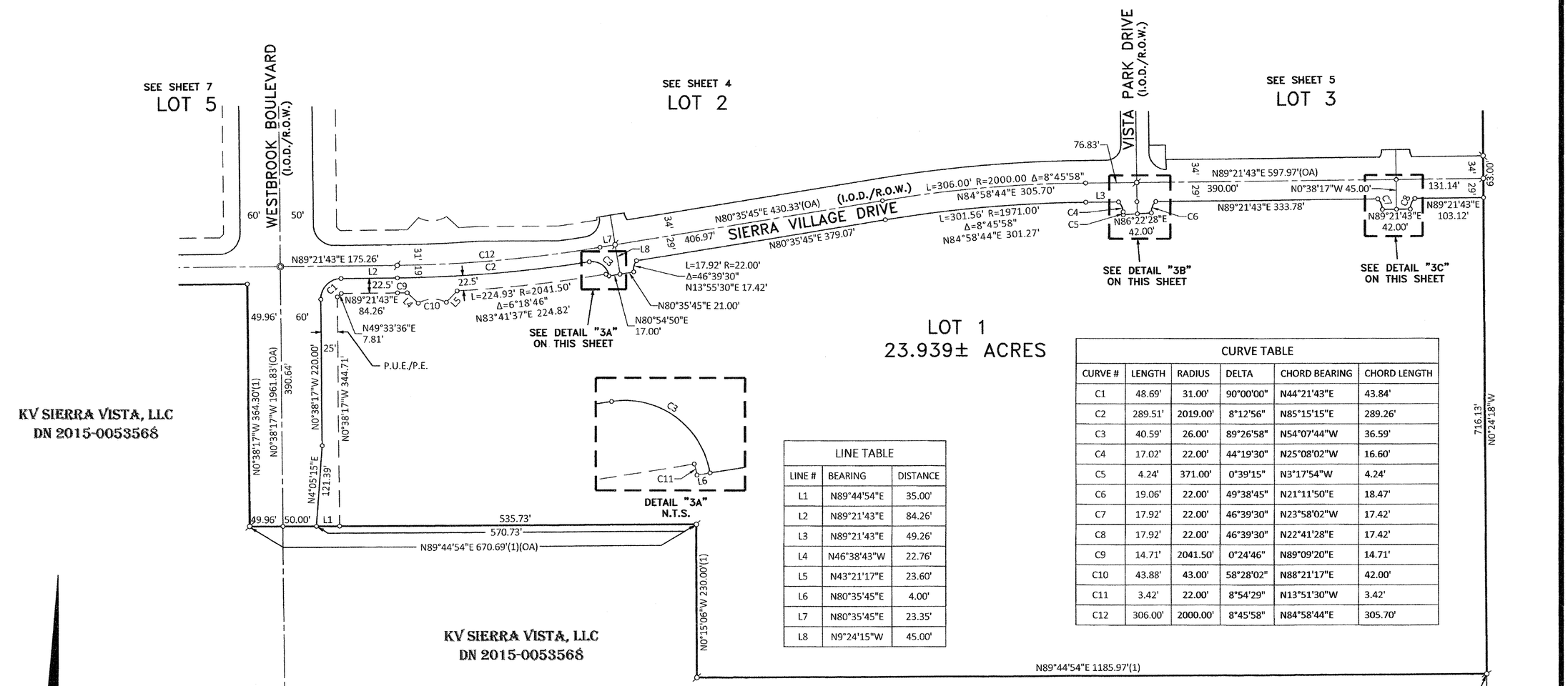
BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

MURRAY SMITH & ASSOCIATES

SHEET 2 OF 8

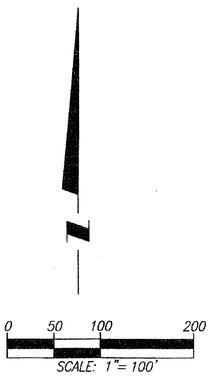


KV SIERRA VISTA, LLC
DN 2015-0053568

LOT 1
23.939± ACRES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°44'54"E	35.00'
L2	N89°21'43"E	84.26'
L3	N89°21'43"E	49.26'
L4	N46°38'43"W	22.76'
L5	N43°21'17"E	23.60'
L6	N80°35'45"E	4.00'
L7	N80°35'45"E	23.35'
L8	N9°24'15"W	45.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.69'	31.00'	90°00'00"	N44°21'43"E	43.84'
C2	289.51'	2019.00'	8°12'56"	N85°15'15"E	289.26'
C3	40.59'	26.00'	89°26'58"	N54°07'44"W	36.59'
C4	17.02'	22.00'	44°19'30"	N25°08'02"W	16.60'
C5	4.24'	371.00'	0°39'15"	N3°17'54"W	4.24'
C6	19.06'	22.00'	49°38'45"	N21°11'50"E	18.47'
C7	17.92'	22.00'	46°39'30"	N23°58'02"W	17.42'
C8	17.92'	22.00'	46°39'30"	N22°41'28"E	17.42'
C9	14.71'	2041.50'	0°24'46"	N89°09'20"E	14.71'
C10	43.88'	43.00'	58°28'02"	N88°21'17"E	42.00'
C11	3.42'	22.00'	8°54'29"	N13°51'30"W	3.42'
C12	306.00'	2000.00'	8°45'58"	N84°58'44"E	305.70'



KV SIERRA VISTA, LLC
DN 2015-0053568

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

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CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

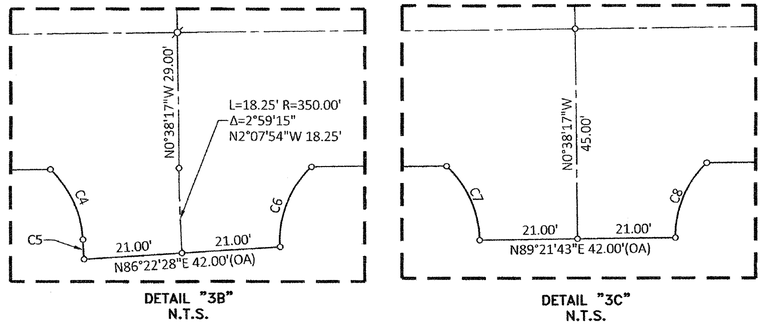
M U R R A Y S M I T H & A S S O C I A T E S

NOTES

1. ALL CURVES DIMENSIONED WITH LENGTH, RADIUS, DELTA, CHORD BEARING AND CHORD DISTANCE.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "SIERRA VISTA" SUBDIVISION IS 267.959± AC. GROSS, CONSISTING OF 5 RESIDENTIAL DEVELOPMENT LOTS AND 1 DESIGNATED REMAINDER LOT.
5. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFERS OF DEDICATION/RIGHTS-OF-WAY (IOD/ROW) AND EASEMENTS NOT SHOWN HEREON ARE HEREBY ABANDONED:

   (A) THOSE PORTIONS OF THE IOD/ROW DESCRIBED IN DOCUMENT NUMBER 2015-0064318 AFFECTING LOTS 1, 2, 3, 4 AND 5 SHOWN HEREON.

   (B) THOSE PORTIONS OF THE PUBLIC UTILITY EASEMENT DESCRIBED IN DOCUMENT NUMBER 2015-0064325 AFFECTING LOTS 1, 2, 3, 4, AND 5 SHOWN HEREON.



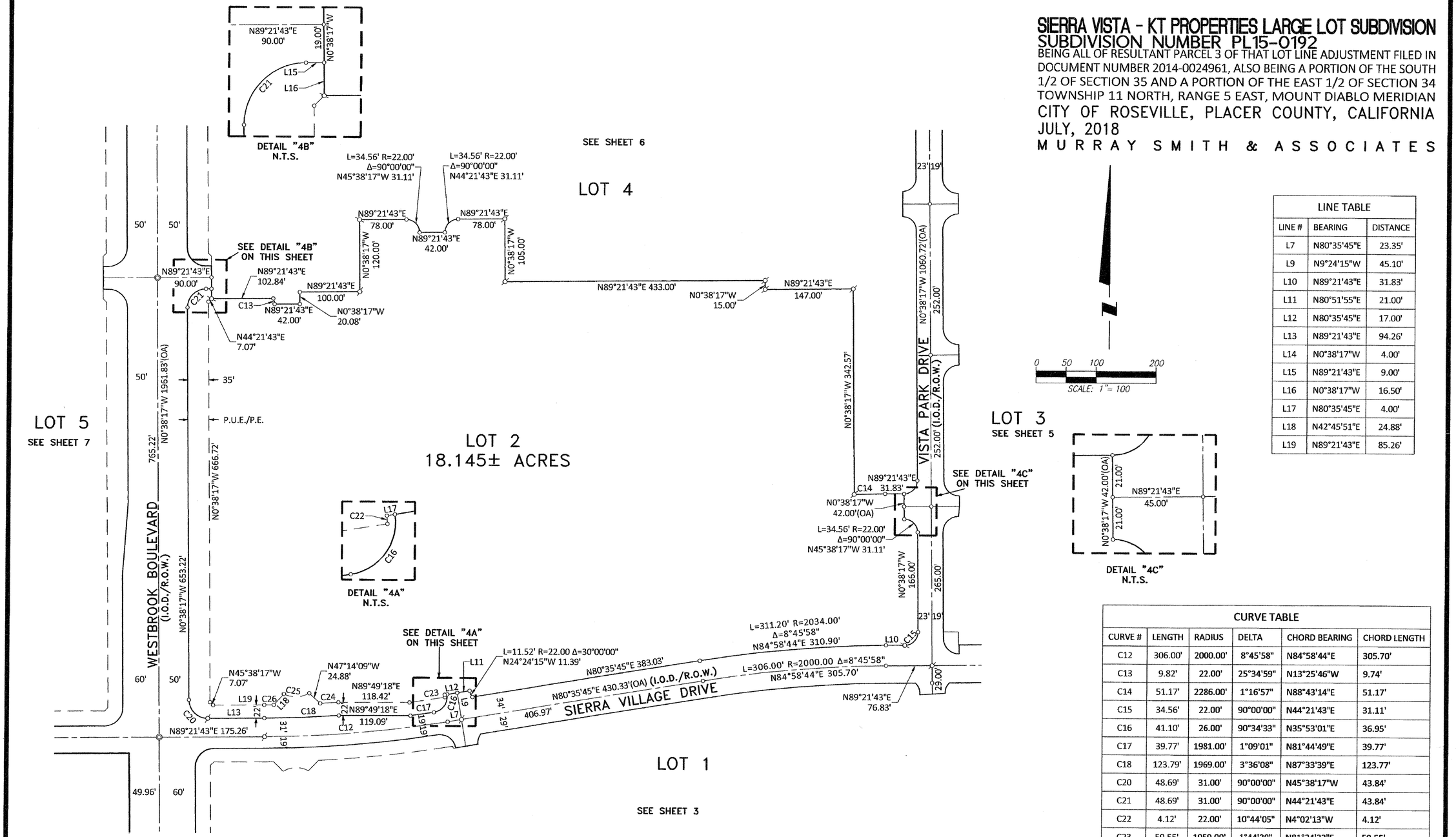
SECTION LINE

35 36

BASELINE ROAD

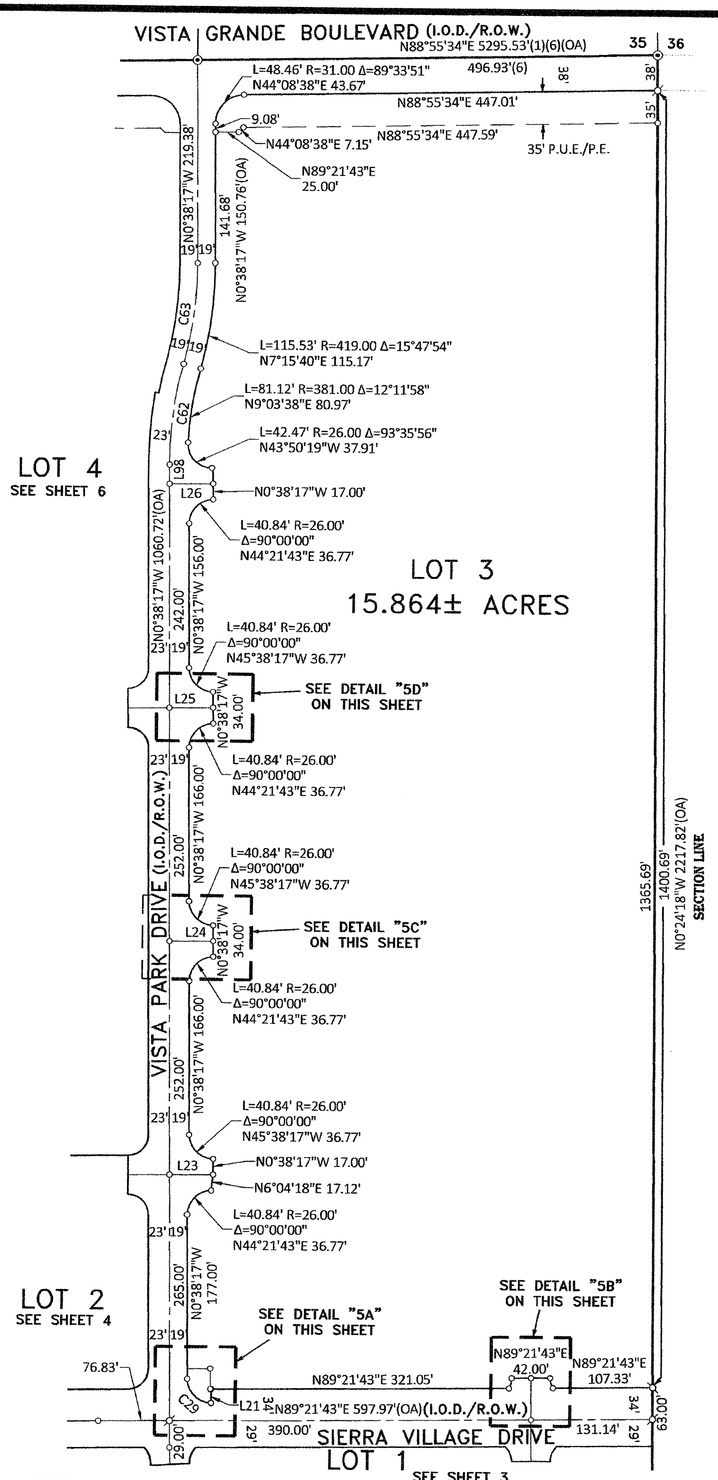
SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

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CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
JULY, 2018
MURRAY SMITH & ASSOCIATES



LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N80°35'45"E	23.35'
L9	N9°24'15"W	45.10'
L10	N89°21'43"E	31.83'
L11	N80°51'55"E	21.00'
L12	N80°35'45"E	17.00'
L13	N89°21'43"E	94.26'
L14	N0°38'17"W	4.00'
L15	N89°21'43"E	9.00'
L16	N0°38'17"W	16.50'
L17	N80°35'45"E	4.00'
L18	N42°45'51"E	24.88'
L19	N89°21'43"E	85.26'

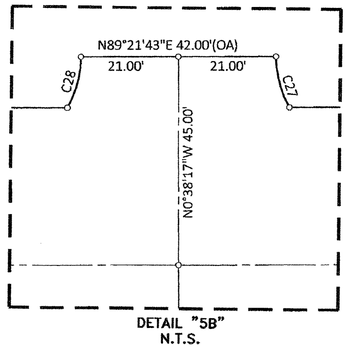
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C12	306.00'	2000.00'	8°45'58"	N84°58'44"E	305.70'
C13	9.82'	22.00'	25°34'59"	N13°25'46"W	9.74'
C14	51.17'	2286.00'	1°16'57"	N88°43'14"E	51.17'
C15	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C16	41.10'	26.00'	90°34'33"	N35°53'01"E	36.95'
C17	39.77'	1981.00'	1°09'01"	N81°44'49"E	39.77'
C18	123.79'	1969.00'	3°36'08"	N87°33'39"E	123.77'
C20	48.69'	31.00'	90°00'00"	N45°38'17"W	43.84'
C21	48.69'	31.00'	90°00'00"	N44°21'43"E	43.84'
C22	4.12'	22.00'	10°44'05"	N4°02'13"W	4.12'
C23	59.55'	1959.00'	1°44'30"	N81°24'33"E	59.55'
C24	30.29'	1947.00'	0°53'29"	N86°10'57"E	30.29'
C25	43.88'	43.00'	58°28'02"	N87°45'51"E	42.00'
C26	15.70'	1947.00'	0°27'43"	N89°07'51"E	15.70'



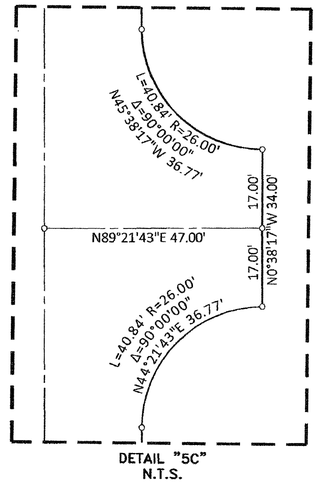
LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N0°38'17"W	15.00'
L22	N0°38'17"W	11.00'
L23	N89°21'43"E	47.00'
L24	N89°21'43"E	47.00'
L25	N89°21'43"E	47.00'
L26	N89°21'43"E	47.00'
L98	N0°38'17"W	20.72'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	11.52'	22.00'	30°00'00"	N15°38'17"W	11.39'
C28	11.52'	22.00'	30°00'00"	N14°21'43"E	11.39'
C29	40.84'	26.00'	90°00'00"	N45°38'17"W	36.77'
C62	110.29'	400.00'	15°47'54"	N7°15'40"E	109.94'
C63	110.29'	400.00'	15°47'54"	N7°15'40"E	109.94'

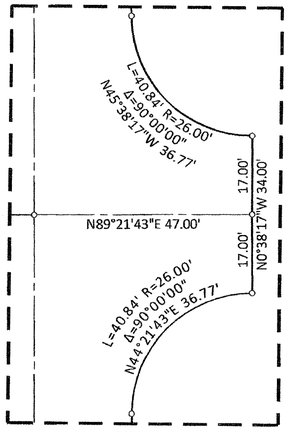
PARCEL A
15 P.M. 143



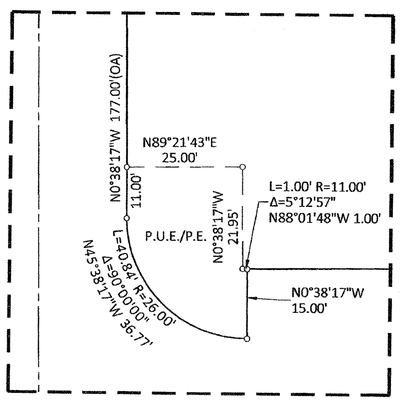
DETAIL "5B"
N.T.S.



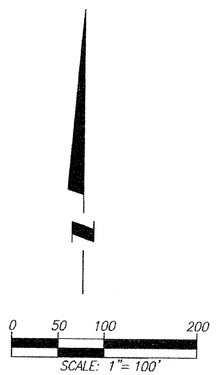
DETAIL "5C"
N.T.S.



DETAIL "5D"
N.T.S.



DETAIL "5A"
N.T.S.



SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

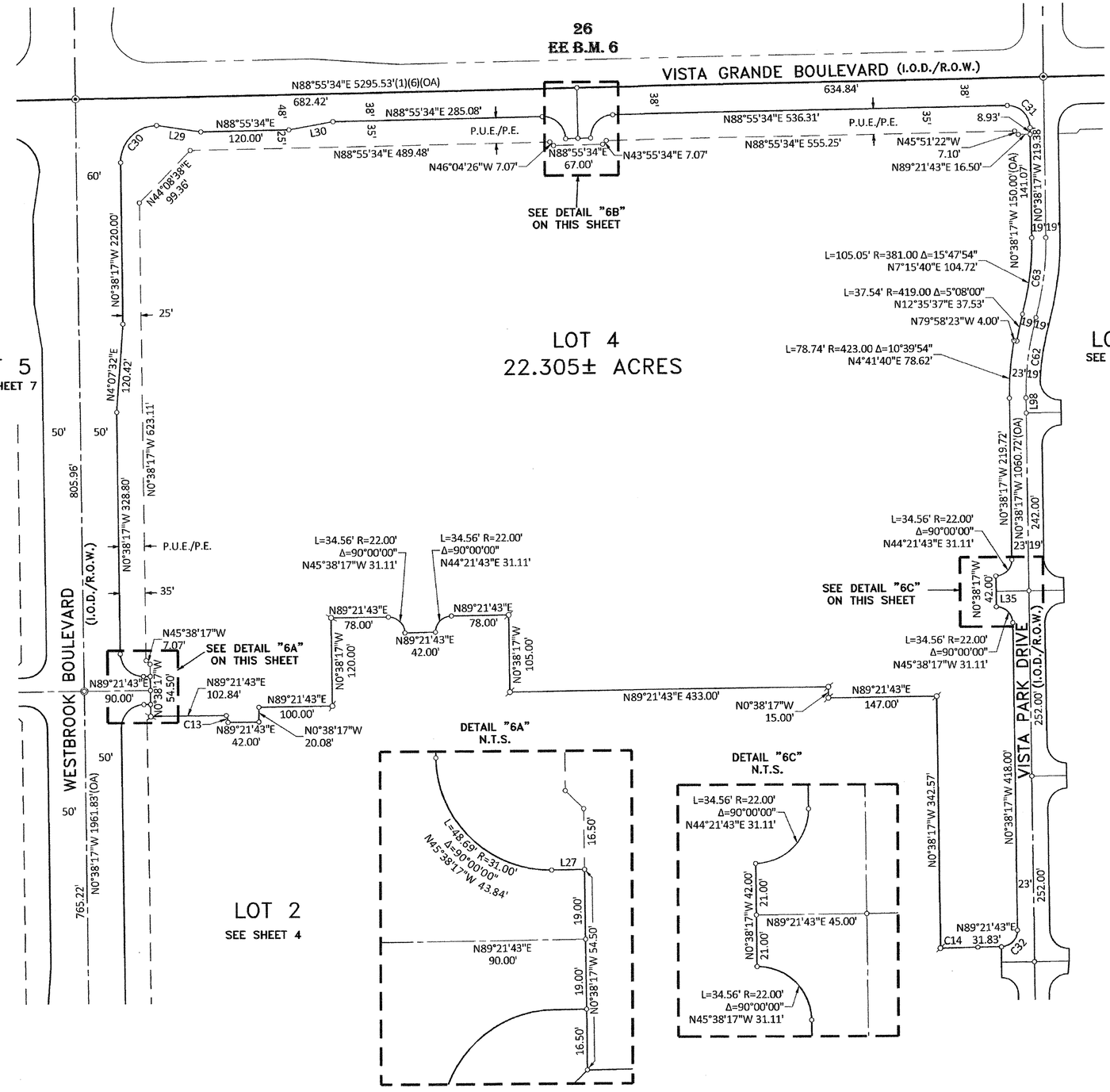
BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

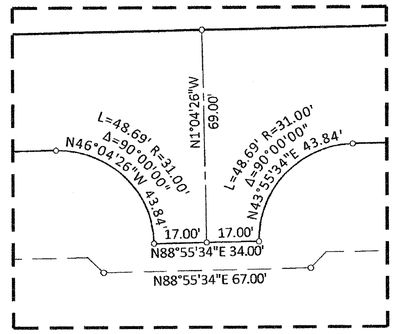
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

M U R R A Y S M I T H & A S S O C I A T E S

SHEET 5 OF 8

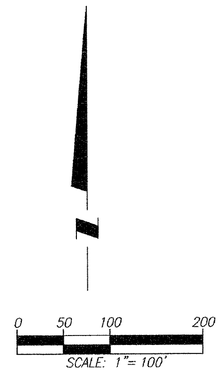




DETAIL "6B"
N.T.S.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	9.82'	22.00'	25°34'59"	N13°25'46"W	9.74'
C14	51.17'	2286.00'	1°16'57"	N88°43'14"E	51.17'
C30	78.16'	50.00'	89°33'51"	N44°08'39"E	70.44'
C31	48.93'	31.00'	90°26'09"	N45°51'22"W	44.01'
C32	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C62	110.29'	400.00'	15°47'54"	N7°15'40"E	109.94'
C63	110.29'	400.00'	15°47'54"	N7°15'40"E	109.94'

LINE TABLE		
LINE #	BEARING	DISTANCE
L27	N89°21'43"E	9.00'
L28	N0°38'17"W	4.00'
L29	N81°36'42"W	60.83'
L30	N79°27'50"E	60.83'
L31	N88°55'34"E	4.00'
L32	N1°04'26"W	9.00'
L33	N1°04'26"W	9.00'
L34	N88°55'34"E	4.00'
L35	N89°21'43"E	45.00'
L98	N0°38'17"W	20.72'



SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

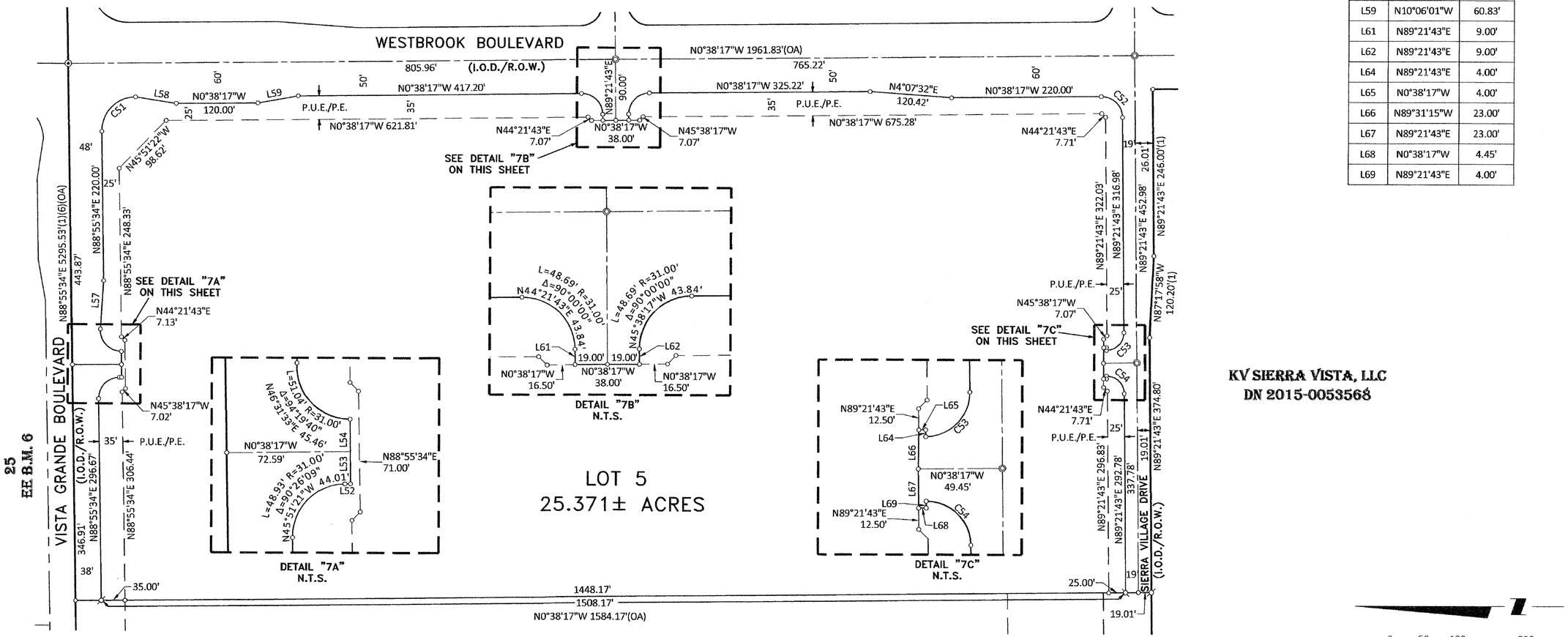
JULY, 2018

MURRAY SMITH & ASSOCIATES

SHEET 6 OF 8

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C51	78.92'	50.00'	90°26'09"	N45°51'21"W	70.98'
C52	48.69'	31.00'	90°00'00"	N44°21'43"E	43.84'
C53	40.84'	26.00'	90°00'00"	N45°38'17"W	36.77'
C54	40.84'	26.00'	90°00'00"	N44°21'43"E	36.77'

LINE TABLE		
LINE #	BEARING	DISTANCE
L52	N0°38'17"W	3.21'
L53	N89°21'43"E	19.00'
L54	N89°21'43"E	19.00'
L57	N86°18'37"W	71.35'
L58	N8°49'27"E	60.83'
L59	N10°06'01"W	60.83'
L61	N89°21'43"E	9.00'
L62	N89°21'43"E	9.00'
L64	N89°21'43"E	4.00'
L65	N0°38'17"W	4.00'
L66	N89°31'15"W	23.00'
L67	N89°21'43"E	23.00'
L68	N0°38'17"W	4.45'
L69	N89°21'43"E	4.00'



25
EE B.M. 6

KV SIERRA VISTA, LLC
DN 2015-0053568

0 50 100 200
SCALE: 1"= 100'

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION
SUBDIVISION NUMBER PL15-0192

BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

MURRAY SMITH & ASSOCIATES

SHEET 7 OF 8

MOURIER INVESTMENTS, LLC
DN 2007-0076354

21
EE B.M. 6

22
EE B.M. 6

VISTA GRANDE BOULEVARD

N88°55'34"E 5295.53'(1)(6)(OA)
2690.57'

845.10'(1)
N89°30'44"E 845.82'

34 35

654.98'
N0°38'13"W 73.00'(1)
110.00'
172.01'
1693.58'
N0°38'13"W 73.00'(1)
60.00'
N88°55'34"E 654.97'
654.42'(1)
N45°51'20"W 98.62'(1)
N44°08'40"E 99.37'(1)
N88°55'34"E 1693.58'

82.31'
73.00'
38'
35'
15.00'
SEWER EASEMENT

I.O.D. TO THE CITY OF ROSEVILLE FOR RIGHT OF WAY PER DN 2015-0064318 AND DN 2015-0064325

N84°53'41"E 713.09'(1)

I.O.D. TO THE CITY OF ROSEVILLE FOR RIGHT OF WAY PER DN 2015-0064318 AND DN 2015-0064325

L=135.04' R=1927.00'
Δ=4°00'55"
N86°54'09"E 135.02'
L=135.58'(1) R=1927.00'(1)
Δ=4°01'53"(1)
N86°54'37"E 135.55'(1)

136.56'(1)

938.22"(1)

25' EASEMENT FOR ROAD AND UTILITY PURPOSES TO EARL AND AGNES CONLEY PER BOOK 2989 OF DEEDS, PAGE 335 AND EASEMENT FOR RIGHT OF WAY TO PG&E PER BOOK 3060 OFFICIAL RECORDS, PAGE 329

1501.90'(2)(3)
N0°38'36"W 1502.09'

SECTION LINE

N0°38'13"W 2619.99(5)
N0°38'13"W 2620.53'(5)
1362.76'
N0°38'13"W 1432.76'(1)
N0°38'13"W 1434.76'(OA)

SANTUCCI BOULEVARD

LINE TABLE		
LINE #	BEARING	DISTANCE
L71	N88°44'40"E	142.43'(1)
L72	N89°56'47"E	283.02'(1)
L73	N44°31'52"E	100.43'(1)
L74	N0°38'13"W	102.21'(1)
L75	N89°21'47"E	24.50'(1)
L76	N89°21'47"E	47.26'(1)
L77	N0°38'13"W	48.98'(1)
L78	N4°07'36"E	120.62'(1)
L79	N0°38'13"W	47.94'(1)

LINE TABLE		
LINE #	BEARING	DISTANCE
L80	N4°07'36"E	120.42'(1)
L81	N0°38'13"W	16.54'(1)
L82	N0°38'13"W	18.82'(1)
L83	N10°05'58"W	60.83'(1)
L84	N10°05'58"W	60.83'(1)
L85	N0°38'13"W	124.14'(1)
L86	N0°38'13"W	120.00'(1)
L87	N8°49'31"E	60.01'(1)
L88	N8°49'31"E	60.83'(1)

DESIGNATED REMAINDER LOT
150.350± ACRES

I.O.D. TO THE CITY OF ROSEVILLE FOR RIGHT OF WAY PER DN 2015-0064318 AND DN 2015-0064325

TEMPORARY EASEMENT FOR INGRESS AND EGRESS TO FRANK T. CHAN PER DN 2015-0070559

SEE DETAIL "8D" ON THIS SHEET

I.O.D. TO THE CITY OF ROSEVILLE FOR AN EASEMENT PER DN 2015-0064325

I.O.D. TO THE CITY OF ROSEVILLE FOR PUBLIC UTILITIES PER DN 2015-0064318 AND DN 2015-0064325

I.O.D. TO THE CITY OF ROSEVILLE FOR OPEN SPACE PER DN 2015-0064318

I.O.D. TO THE CITY OF ROSEVILLE FOR OPEN SPACE PER DN 2015-0064318

N89°46'48"E 45.30'(1)
N77°28'09"W 113.27'(1)
N89°46'48"E 21.20'(1)
N68°23'31"W 90.30'(1)
N55°41'55"W 64.66'(1)
N87°12'50"E 82.49'(1)
N50°58'08"E 62.72'(1)
N65°17'08"W 69.96'(1)
N32°49'57"W 79.22'(1)
N3°32'08"W 25.76'(1)
N54°06'29"W 130.15'(1)
68.40'(1)
N25°55'01"W 84.45'(1)
427.31'(1)
N87°15'49"E 125.83'(1)
N1°46'24"W 61.46'(1)
L91
N34°22'30"W 77.66'(1)
51.31'
N50°11'13"W 241.13'(1)
N34°22'30"W 75.38'(OA)
24.07'(1)
N66°12'56"W 111.62'(1)
N53°39'22"W 193.94'(1)
N73°56'55"W 69.64'(1)
N42°39'19"E 352.24'(OA)
326.59'(1)
N42°39'19"E 330.13'(1)(OA)
N42°39'19"E 311.99'(1)
N42°39'19"E 319.32'(1)
L90
L89
N47°20'41"W 232.71'(1)(OA)
163.01'(1)
N26°07'45"W 351.76'(1)
N66°24'26"W 143.86'(1)
N35°59'17"W 111.83'(1)
L93
L92
N50°11'13"W 243.98'(1)
N29°12'09"W 147.49'(1)
N49°30'58"W 67.92'(1)
N55°47'35"W 223.87'(1)
N36°36'24"W 157.05'(1)
N36°14'35"W 275.76'(1)
N9°07'22"W 18.39'(1)
N23°30'37"W 70.07'(1)
N81°40'21"W 86.18'(1)
N0°11'16"W 171.92'(1)
N89°29'55"E 659.36'(1)

N89°21'47"E 347.96'(1)
N89°21'47"E 341.88'(1)
L88
L87
L85
L86
L84
L83
L81
L82
N0°38'13"W 1043.69'(1)
N0°19'04"E 330.05'(1)
N0°19'04"E 329.01'(1)
L78
L80
L77
L79
L76
L74
L75
L73
L97
L71
L72
L95
L96
L94

SEE DETAIL "8C" ON THIS SHEET

SEE DETAIL "8A" ON THIS SHEET

SEE DETAIL "8B" ON THIS SHEET

EASEMENT FOR ROAD AND UTILITIES TO THE COUNTY OF PLACER PER DN 2003-0058642

50' EASEMENT TO PG&E PER DN 2015-0008134

BASELINE ROAD

34 35
2

SECTION LINE

WATT AVE

DETAIL "8A"
N.T.S.

L71
31.79'
L94
50'
25'
25'
N0°11'16"W 51.37'
50' EASEMENT TO PG&E PER DN 2015-0008134
BASELINE ROAD

DETAIL "8D"
N.T.S.

30.00'(1)
N0°38'13"W 1432.76'(1)
11.00'(1)
10.98'
N89°21'47"E 9.00'
L=48.69' R=31.00'(1)
Δ=90°00'00"(1)
N45°38'13"W 43.84'(1)
N0°38'13"W 25.00'(1)
N89°21'47"E 9.00'
4.00'(1)
L=8.15' R=6.00'(1)
Δ=77°51'03"(1)
N51°42'42"W 7.54'(1)
L87
L88

N0°00'00"E 1299.09'
N0°00'00"W 1299.21'
1299.75'
N0°38'17"W 1584.17'(OA)
N89°21'43"E 96.77'

N89°21'43"E 41.94'
N0°58'16"W 140.43'
SEWER EASEMENT
140.43'
32.98'
25'

N89°21'43"E 515.76'(1)
N0°38'17"W 8.00'(1)
152.90'
70.99'
19.00'
19.01'

SIERRA VILLAGE DRIVE
62.99'
72.00'
N89°21'43"E 211.81'(1)
N85°52'28"W 24.08'(1)
N89°21'43"E 1012.02'(1)
N89°21'43"E 251.00'(1)
N84°35'54"E 84.29'(1)
1468.52'
N89°21'43" E 1843.32' (1) (OA)

DETAIL "8C"
N.T.S.

L77
46.76'
0.50'(1)
L75
L74

LOT 5
SEE SHEET 7

TEMPORARY EASEMENT FOR INGRESS AND EGRESS TO FRANK T. CHAN PER DN 2015-0070559

50' EASEMENT TO PG&E PER DN 2015-0008134

I.O.D. FOR OF WAY TO THE CITY OF ROSEVILLE PER DN 2015-0064318

16.40'
N89°53'07"W 134.86'
6.13'
L96
N0°19'23"W 35.53'
28.37'
N0°38'13"W 81.00'
N89°40'37"E 135.04'
60.00'
62.06'
30.09'
N89°29'55"E
BASELINE ROAD

EASEMENT FOR ROAD AND UTILITIES TO THE COUNTY OF PLACER PER DN 2003-0058642

DETAIL "8B"
N.T.S.

LINE TABLE		
LINE #	BEARING	DISTANCE
L89	N47°20'41"W	69.70'(1)
L90	N47°20'41"W	45.32'(1)
L91	N42°39'19"E	25.65'(1)
L92	N29°12'09"W	41.63'(1)
L93	N35°59'17"W	10.65'(1)
L94	N89°46'40"E	48.71'
L95	N86°39'49"E	198.32'
L96	N89°50'36"E	412.17'
L97	N89°56'47"E	233.28'(1)

KV SIERRA VISTA, LLC
DN 2015-0053568

0 100 200 400
SCALE: 1" = 200'

SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL15-0192

BEING ALL OF RESULTANT PARCEL 3 OF THAT LOT LINE ADJUSTMENT FILED IN DOCUMENT NUMBER 2014-0024961, ALSO BEING A PORTION OF THE SOUTH 1/2 OF SECTION 35 AND A PORTION OF THE EAST 1/2 OF SECTION 34 TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2018

MURRAY SMITH & ASSOCIATES

SHEET 8 OF 8

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY, AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A BUS SHELTER TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "B.S.E." (BUS SHELTER EASEMENT)

(C) PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "P.E." (PASEO EASEMENT).

(D) PUBLIC SEWER EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF SEWER FACILITIES ON, OVER, UNDER AND ACROSS THE AREA SHOWN HEREON AND DESIGNATED "S.E." (SEWER EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS LOT A, SANTUCCI BOULEVARD, VISTA GRANDE BOULEVARD, SIERRA VILLAGE DRIVE, BASELINE ROAD AND ALSO SHOWN HEREON AND DESIGNATED AS I.O.D./R.O.W AND THOSE SEPARATE AREAS SHOWN HEREON AND DESIGNATED I.O.D./R.O.W..

(B) 2 & 9 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR OPEN SPACE PURPOSES.

(C) LOT 3 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A SEWER LIFT STATION.

(D) LOT 1, 7 & 13 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR PARK PURPOSES.

(E) LOT 12 SHOWN HEREON IS HEREBY RESERVED TO BE DEDICATED IN THE FUTURE AS A SCHOOL SITE.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: CHRYSANTHY DEMOS
TITLE: PRESIDENT & CEO

BY: _____
NAME: RYAN CLAYCOMB
TITLE: VICE PRESIDENT

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____
NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

BY: _____
NAME: EARL KEITH
TITLE: VICE PRESIDENT

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ROSEVILLE SHALL RECONVEY LOT 3 AS SHOWN HEREON TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ROSEVILLE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: SIERRA VISTA COMMUNITIES, LLC

ADDRESS: 1025 CREEK RIDGE DRIVE
ROSEVILLE CA, 95678

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Sacramento SS

ON THE 9th DAY OF September, 2020, BEFORE ME, Alim Valiev
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,
Chrysanthy Demos and Ryan Claycomb, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: Alim Valiev

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Sacramento

MY COMMISSION EXPIRES: 12-27-2023

MY COMMISSION NO.: 2317355

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Placer SS

ON THE 8th DAY OF September, 2020, BEFORE ME, Monique Reynolds
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,
Larry Gualco + Earl Keith, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: Monique Reynolds

PRINTED NAME: Monique Reynolds

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Placer

MY COMMISSION EXPIRES: Nov. 24, 2020

MY COMMISSION NO.: 2171057

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN OCTOBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____
CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: 9/8/20

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
12/31/21
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: 9/15/20
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 9/15/20
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE EASEMENTS OFFERED HEREON FOR DEDICATION. BUT HAS REJECTED AT THIS TIME ON BEHALF OF THE PUBLIC, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATIONS LISTED HEREON WITHIN NOTE 4 ON SHEET 2.

Sonia Orozco
CITY CLERK, CITY OF ROSEVILLE

DATE: 09-21-2020 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 1 DAY OF October, 2020, AT 10:26 AM. IN BOOK FF OF MAPS, AT PAGE 18, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

Ryan Ronco
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2020-0109701

BY: _____
DEPUTY

FEE: $ 107.00

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

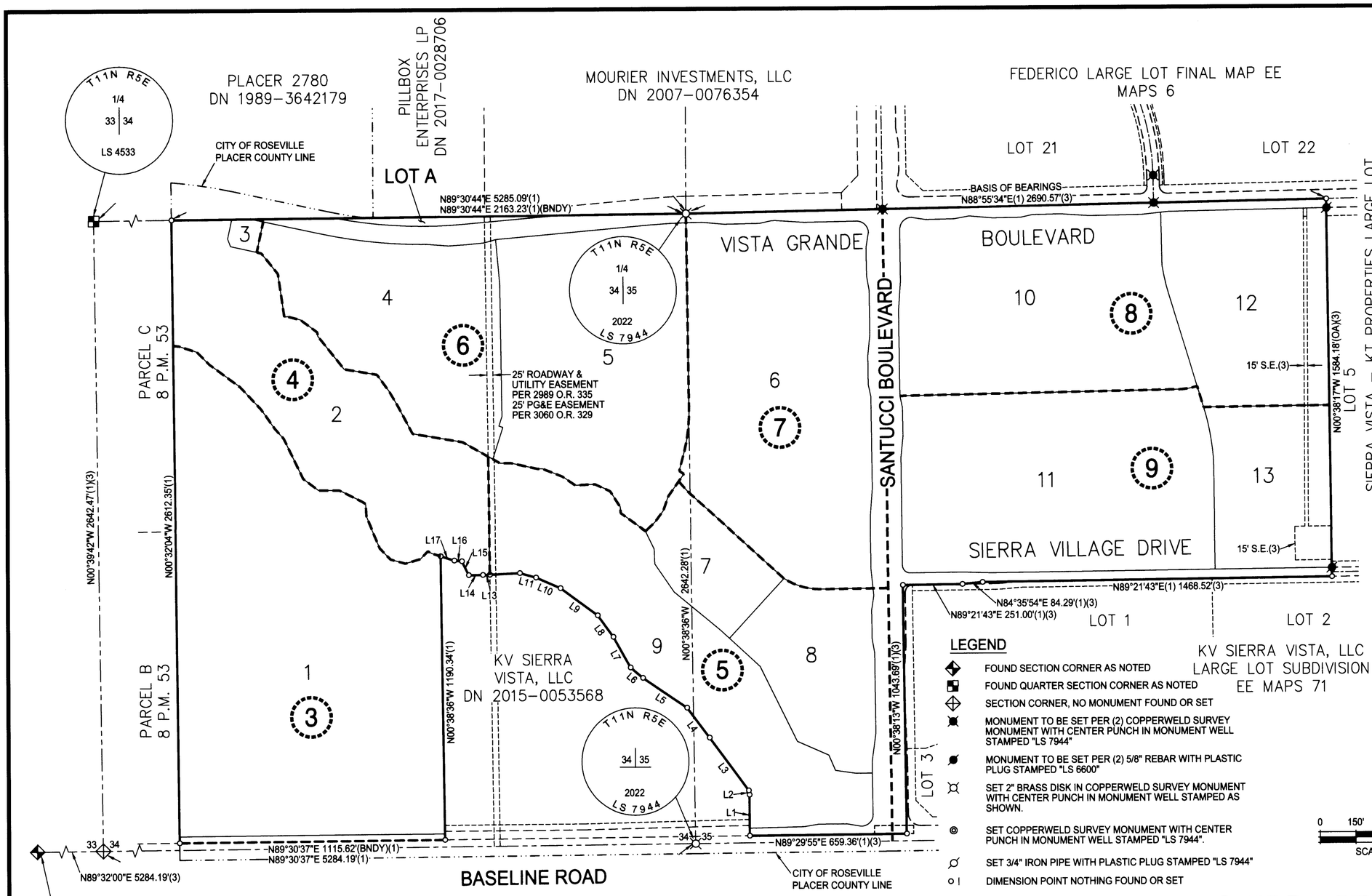
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

SEPTEMBER 2020

SHEET 1 OF 9

7310.024



NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 224.08 ACRES +/-, GROSS, CONSISTING OF 6 LARGE LOTS FOR FUTURE DEVELOPMENT, 2 PUBLIC OPEN SPACE LOTS, 1 PUBLIC SEWER LIFT STATION, 3 PUBLIC PARK LOTS AND 1 SCHOOL SITE LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. THE EASEMENT FOR TEMPORARY INGRESS/EGRESS EASEMENT GRANTED TO FRANK T. CHAN TRUST OF THE FRANK T. CHAN FAMILY TRUST U/A DATED DECEMBER 8, 2003 ET AL., IN DEED RECORDED AUGUST 13, 2015, AS INSTRUMENT NO. 2015-0070559, OFFICIAL RECORD OF PLACER COUNTY IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON
4. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON ARE HEREBY MERGED AND RESUBDIVIDED AND THE FOLLOWING IRREVOCABLE OFFER OF DEDICATION FOR RIGHT OF WAY, OPEN SPACE, SEWER PUMP STATION, EASEMENT, PUBLIC UTILITY EASEMENT, CITY OF ROSEVILLE EASEMENT THAT AFFECT THIS MAP ARE HEREBY ABANDONED.
   - A. RIGHT OF WAY, AREA R-1, R-6, R-7, R-8 & R-9 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064318, OFFICIAL RECORDS OF PLACER COUNTY.
   - B. OPEN SPACE, AREA O-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064318, OFFICIAL RECORDS OF PLACER COUNTY.
   - C. EASEMENT, AREA E-3 & E-4 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064325, OFFICIAL RECORDS OF PLACER COUNTY.
   - D. PUBLIC UTILITY EASEMENT, AREA R-1, R-7, R-8 & R-9 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064325, OFFICIAL RECORDS OF PLACER COUNTY.
   - E. CITY OF ROSEVILLE EASEMENT, AREA R-6 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064326, OFFICIAL RECORDS OF PLACER COUNTY.
   - F. RIGHT OF WAY, AREA R-6 & R-8 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064319, OFFICIAL RECORDS OF PLACER COUNTY.
   - G. OPEN SPACE, AREA O-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064319, OFFICIAL RECORDS OF PLACER COUNTY.
   - H. SEWER PUMP STATION, AREA PQP-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064319, OFFICIAL RECORDS OF PLACER COUNTY.
   - I. EASEMENT, AREA E-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064327, OFFICIAL RECORDS OF PLACER COUNTY.
   - J. PUBLIC UTILITY EASEMENT, AREA R-8 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064327, OFFICIAL RECORDS OF PLACER COUNTY.
   - K. CITY OF ROSEVILLE EASEMENT, AREA R-6 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064328, OFFICIAL RECORDS OF PLACER COUNTY.

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- SECTION CORNER, NO MONUMENT FOUND OR SET
- MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- MONUMENT TO BE SET PER (2) 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
- SET 2" BRASS DISK IN COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED AS SHOWN.
- SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944".
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944"
- DIMENSION POINT NOTHING FOUND OR SET

AC.	ACRE
BNDY	BOUNDARY
CB	CHORD BEARING
CD	CHORD DISTANCE
℄	CENTERLINE
DN	DOCUMENT NUMBER
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
I.P.	IRON PIPE
L.L.T.M.	LARGE LOT TENTATIVE MAP
M.A.E.	MAINTENANCE ACCESS EASEMENT
(OA)	OVERALL
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
S.L.T.M.	SMALL LOT TENTATIVE MAP
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

BASIS OF BEARINGS:

THE BEARING N 88°55'34" W , AS SHOWN ALONG THE NORTH BOUNDARY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON NOVEMBER, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) 22 RS 135
(2) EE MAPS 6
(3) EE MAPS 33
(4) DN 2018-0008016

LINE TABLE

#	BEARING	LENGTH
L1(1)(3)	N00°11'16"W	171.92'
L2(1)(3)	N09°07'22"W	18.39'
L3(1)(3)	N36°14'35"W	275.76'
L4(1)(3)	N36°36'24"W	157.05'
L5(1)(3)	N55°47'35"W	223.87'
L6(1)(3)	N49°30'58"W	67.92'
L7(1)(3)	N29°12'09"W	147.49'
L8(1)(3)	N35°59'17"W	111.83'
L9(1)(3)	N53°39'22"W	193.94'
L10(1)(3)	N66°12'56"W	111.62'
L11(1)(3)	N73°56'55"W	69.64'
L12(1)	N87°15'49"E	125.83'
L13(1)	N87°15'49"E	29.14'
L14(1)	N89°39'56"E	59.57'
L15(1)	N26°11'00"W	65.03'
L16(1)	N84°17'15"W	32.90'
L17(1)	N72°13'16"W	60.42'

LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
1	KT-50	KT-50
2	KT-80A	KT-80A
3	KT-60	KT-60
4	KT-1A	KT-1A
5	KT-1B	KT-1B
6	KT-20	KT-20
7	KT-51	KT-51
8	KT-30	KT-30
9	KT-80B	KT-80B
10	KT-21A	KT-21A
11	KT-21B	KT-21B
12	KT-61	KT-61
13	KT-52	KT-52

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

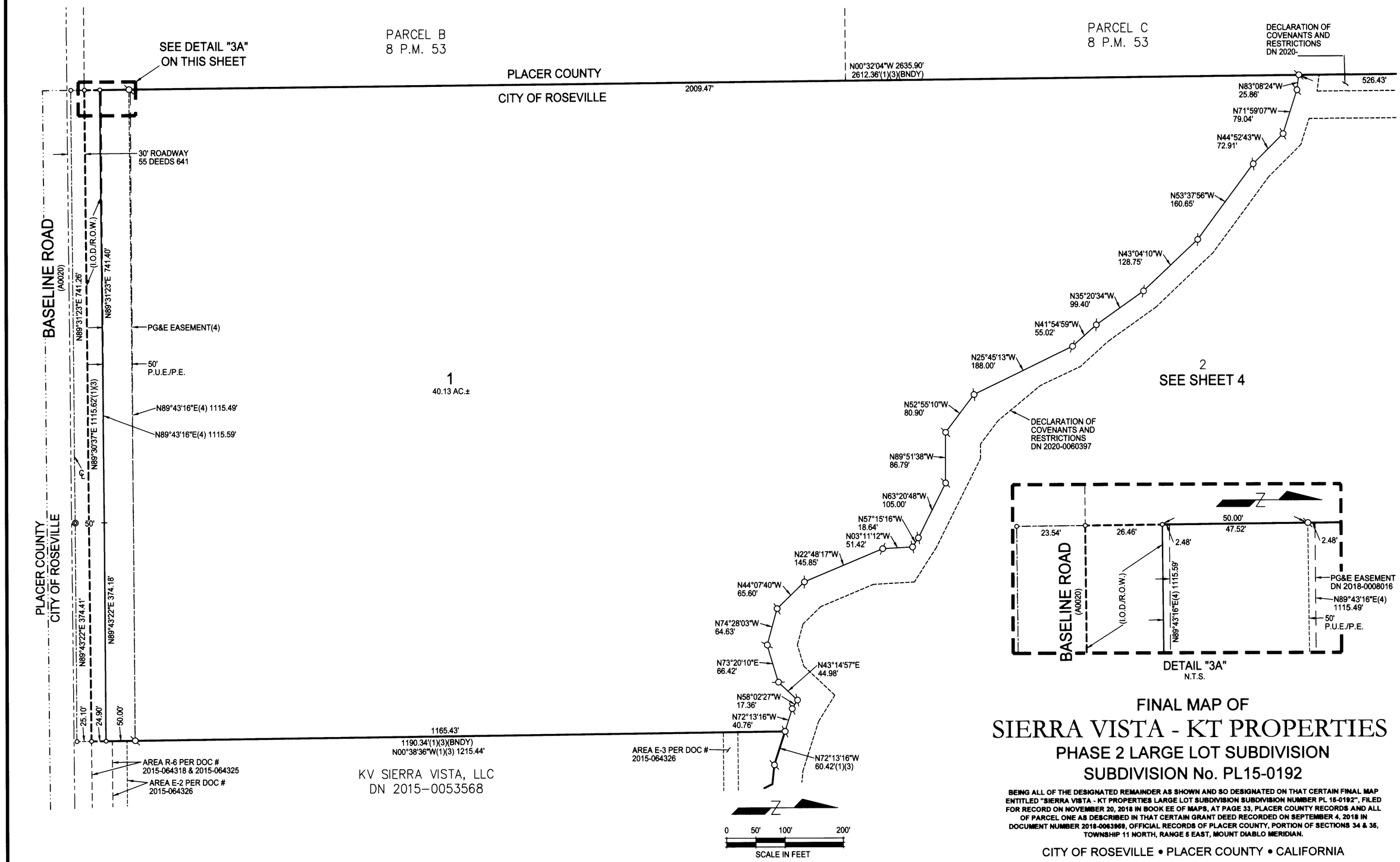
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Civil Engineers / Land Surveyors
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SEPTEMBER 2020

SHEET 2 OF 9

7310.024



FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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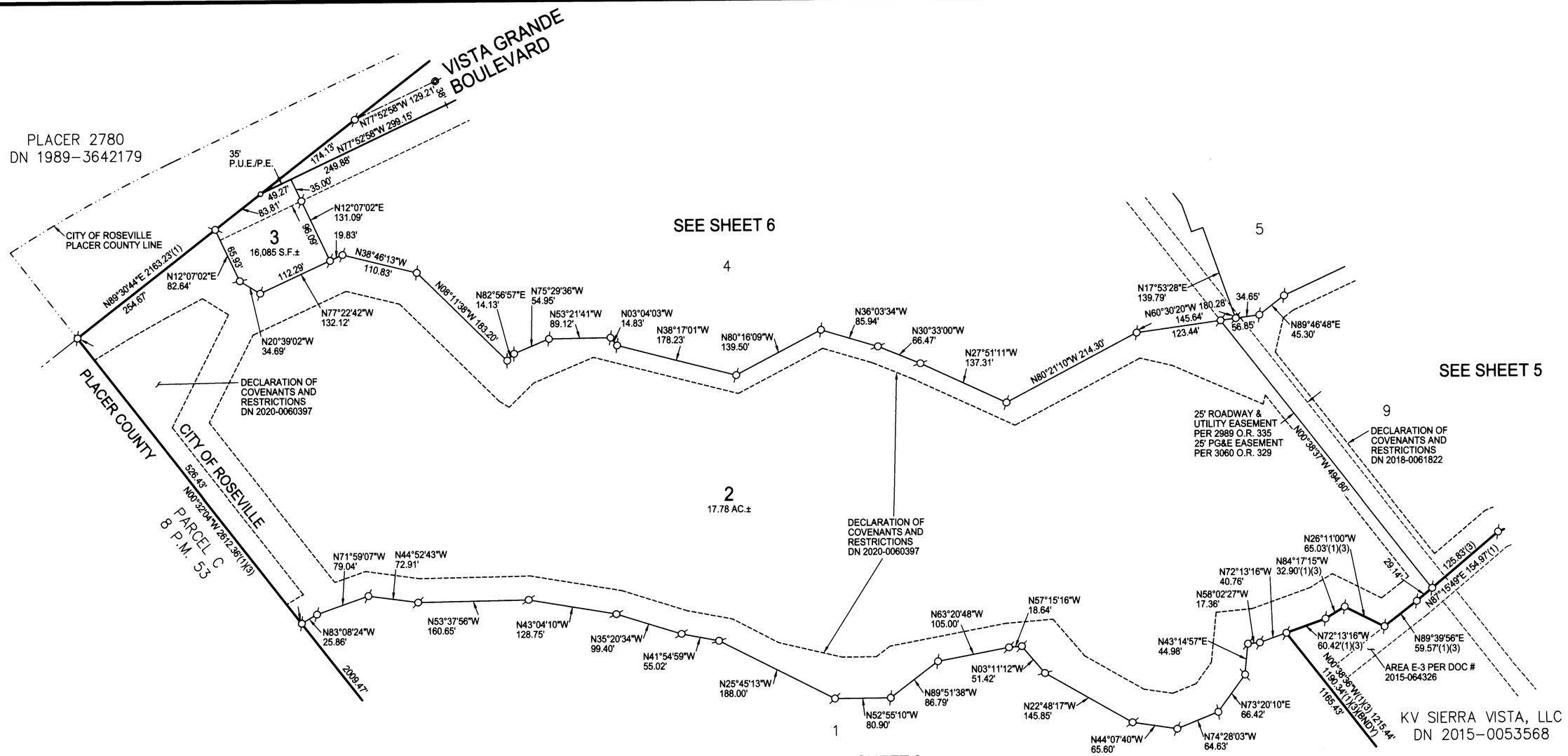
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SEPTEMBER 2020

SHEET 3 OF 9

7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



SEE SHEET 3

0 50' 100' 200'
SCALE IN FEET

FINAL MAP OF

SIERRA VISTA - KT PROPERTIES

PHASE 2 LARGE LOT SUBDIVISION

SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063969, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SEPTEMBER 2020

SHEET 4 OF 9 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

PG&E EASEMENT(4)
88.76'
13.08'
P.U.E./P.E.
38.50'
51.58'
11.92'(1)(3)(BNDY)
N00°11'16"W 200.38'
11.50'
31.58'
20.08'
(I.O.D./R.O.W.)
(A0020) BASELINE ROAD
N89°41'57"E 659.59'
436.68'
N89°29'55"E 5284.19'(1)
1.53' (TIE)
SECTION LINE
DETAIL "5A"
N.T.S.

SEE SHEET 6

SEE SHEET 7

SEE DETAIL "7A" ON SHEET 7

KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

LOT 1

LOT 3

SANTUCCI BOULEVARD
(I.O.D./R.O.W.)

SEE DETAIL "5A" ON THIS SHEET

5

6

7
4.29 AC.±

8
7.51 AC.±

9
17.26 AC.±

2

SEE SHEET 4

N89°46'48"E 45.30'
34.65'
56.85'
N60°30'20"W 180.28'(OA)
N77°28'09"W 113.27'
N89°46'48"E 21.20'
N68°23'31"W 90.30'
N55°41'55"W 64.66'
N87°12'50"E 82.49'
N65°17'08"W 69.96'
N32°49'57"W 79.22'
N03°32'08"W 25.76'
N54°06'29"W 130.15'
N46°04'26"E 55.88'
N25°55'01"W 84.45'
N01°46'24"W 61.46'
N34°22'30"W 143.78'
N50°11'13"W 243.98'
57.69'
175.02'
N47°20'41"W 232.71'
N26°07'45"W 351.77'
N23°30'37"W 70.07'
N66°24'26"W 143.86'
N81°40'21"W 86.18'
N89°21'47"E 69.26'
47.25'
22.00'
R=50'
Δ=90°20'10"
L=78.83'
CB=N44°31'52"E
CD=70.92'
N44°31'52"E 100.44'
S00°18'03"E(R)
102.20'
220.00'
172.04'
79'
69'
161.86'
N89°47'44"E 61.07'

25' ROADWAY & UTILITY EASEMENT PER 2989 O.R. 335
25' PG&E EASEMENT PER 3060 O.R. 329

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2018-0061822

N00°38'37"W 494.80'
N89°39'56"E 59.57'(1)(3)
29.14'
125.83'(3)
N61°15'49"E 154.97'(1)
N73°56'55"W 69.64'(1)(3)
N66°12'56"W 111.62'(1)(3)
N53°39'22"W 193.94'(1)(3)
N35°59'17"W 111.83'(1)(3)
N29°12'09"W 147.49'(1)(3)
N49°30'58"W 67.92'(1)(3)
N55°47'35"W 223.87'(1)(3)
N36°36'24"W 157.05'(1)(3)
N36°14'35"W 275.76'(1)(3)
N09°07'22"W 18.39'(1)(3)

KV SIERRA VISTA, LLC
DN 2015-0053568

N14°47'59"E 85.11'
42.00'
R=521' Δ=02°32'00" L=23.04'
CB=N56°10'38"W CD=23.03'
N32°33'22"E(R)
N41°51'58"W 60.80'
N35°05'22"E(R) 112.47'
74.47'
N47°42'59"W 494.89'
25' P.U.E.
R=281' Δ=33°31'22" L=164.41'
CB=N73°52'36"W CD=162.07'
N47°25'56"W 45.89'
N89°21'43"E 218.48'
27.5' P.U.E.
S32°53'05"W(R)
25.00'
25' S.E.
N20°02'14"E 66.56'
N36°29'29"E 56.91'
N42°39'19"E 340.01'
315.01'
N08°49'31"E 60.83'
20'X20' B.S.E.
120.00'
N00°38'13"W 2651.10'(OA)
N10°05'57"W 60.83'
40' P.U.E./P.E.
336.35'
N00°38'13"W 2322.73'(OA)
1043.89'(1)(3)(BNDY)
N00°38'13"W 1014.57'
1062.55'
N07°53'38"E 121.34'
47.96'

HIGHWAY EASEMENT DN 2003-0058642

1062.55'
N00°38'13"W 2651.10'(OA)
61.05'
29.99'
30.88'
N89°29'55"E 5284.19'(1)
SECTION LINE
0.88'
598.31'
N89°29'55"E 659.36'(1)(3)
29.99'
0.57'
N89°41'57"E 659.59'(OA)
N89°47'44"E 61.07'
DETAIL "5B"
N.T.S.

SECTION LINE
N00°38'36"W 2642.28'(1)

PG&E EASEMENT(4)
N89°44'40"E 142.43'±
N80°14'16"E 60.83'
P.U.E./P.E.
N88°42'31"E 228.78'
88.76'
17.92'(1)(3)(BNDY)
N00°11'16"W 200.38'
(I.O.D./R.O.W.)
436.68'
N89°41'57"E 598.52'
BASELINE ROAD
(A0020)
CITY OF ROSEVILLE
PLACER COUNTY
CITY OF ROSEVILLE
PLACER COUNTY LINE

AREA E-2 PER DOC # 2015-064326
AREA R-5 PER DOC # 2015-064318 & 2015-064325
30' ROADWAY 55 DEEDS 641
N89°29'55"E 5284.19'(1)
SECTION LINE
SEE DETAIL "5A" ON THIS SHEET

T11N R5E
34 | 35
2
2022
LS 7944

0 50' 100' 200'
SCALE IN FEET

SHEET 5 OF 9

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

SEPTEMBER 2020

7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

PILLBOX ENTERPRISES LP
DN 2017-0028706

PLACER 2780
DN 1989-3642179

MOURIER INVESTMENTS, LLC
DN 2007-0076354

LOT A
21,991 S.F.±

CITY OF ROSEVILLE
PLACER COUNTY LINE

S10°52'00"W(R)

N89°30'44"E 2163.23'(1)

AREA R-1 PER DOC #
2015-064321 & 2015-064331

N88°55'34"E 2690.57'(1)(3)

83.81' 49.27' 35.00' 174.13' N77°52'58"W 299.15' 249.88' 176.27' N77°52'58"W 129.21' 940.84' 397.91' N84°53'41"E 789.08' 533.50' 358.17' 68.00'

CB=N87°07'09"W CD=545.17'
R=1962' Δ=15°58'19" L=546.94'
R=2000' Δ=17°13'21" L=601.17'
CB=N86°29'39"W CD=598 91'
R=2038' Δ=12°33'32" L=446.72'
CB=N84°09'44"W CD=445.82'

VISTA GRANDE BOULEVARD (I.O.D./R.O.W.)

664.55' 614.55' 74.52'

N01°04'26"W(R) 35.00'

R=2000' Δ=04°01'53" L=140.72'
CB=N86°54'38"E CD=140.69'
R=1962' Δ=04°01'53" L=138.05'
CB=N86°54'38"E CD=138.02'

35' P.U.E./P.E.

N85°25'13"W 91.21'

R=2048' Δ=02°07'15" L=75.81'
CB=N85°57'18"E CD=75.80'

SEE DETAIL "6A" ON THIS SHEET

T11N R5E
1/4
34 | 35
2022
LS 7944

3

96.09' N12°07'02"E 131.09' 19.83' 112.29' N77°22'42"W 132.12'(OA) N38°46'13"W 110.85' N38°11'38"W 183.20'

4
14.08 AC.±

N82°56'57"E 14.13' N75°29'36"W 54.95' N53°21'41"W 89.12' N03°04'03"W 14.83' N38°17'01"W 178.23' N80°16'09"W 139.50' N36°03'34"W 85.94' N30°33'00"W 66.47' N27°51'11"W 137.31' N80°21'10"W 214.30' N60°30'20"W 180.28' 145.64' 123.44' 34.65' 56.65'

5
19.56 AC.±

N00°38'13"W 556.17'

N00°38'13"W 722.30'

6

SEE SHEET 7

25' ROADWAY & UTILITY EASEMENT PER 2989 O.R. 335
25' PG&E EASEMENT PER 3060 O.R. 329

N17°53'28"E 42.00' N72°06'32"W 17.61' N17°53'28"E 139.79' N89°46'48"E 45.30' N77°28'09"W 113.27' N89°46'48"E 21.20' N68°23'31"W 90.30' N55°41'55"W 64.66' N87°12'50"E 82.49' N65°17'08"W 69.96' N32°49'57"W 79.22' N03°32'08"W 25.76' N54°06'29"W 130.15' N36°29'29"E 56.91' N46°04'26"E 55.88' N25°55'01"W 84.45'

N00°38'37"W 494.80'(OA)

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2020-0060397

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2018-0061822

2

SEE SHEET 4

9

SEE SHEET 5

7

N00°06'07"E 59.19' N04°04'51"E 49.29' N08°08'42"E 49.29' N12°01'03"E 44.64'

SECTION LINE

N14°47'59"E 85.11'

R=521' Δ=02°32'00" L=23.04' CB=N56°10'38"W CD=23.03'

N32°33'22"E(R) N35°05'22"E(R) 112.47' N41°51'58"W 60.80' 38.00' 74.47' N20°02'14"E 66.56' 25' P.U.E.

DETAIL "6A"
N.T.S.

N73°35'05"E 50.99' 74.52' R=31' Δ=90°00'00" L=48.69' CB=N50°06'19"W CD=43.84' 664.55' 614.55' 50.00' R=31' Δ=90°00'00" L=48.69' CB=N39°53'41"E CD=43.84' N84°53'41"E 4.00' N05°06'19"W 82.00' N05°06'19"W 166.00' N84°53'41"E 4.00' N05°06'19"W 156.00' (I.O.D./R.O.W.) R=22' Δ=90°00'00" L=34.56' CB=N39°53'41"E CD=31.11' N05°06'19"W 42.00' N05°27'00"W 21.00' 45.13' 22.87' N84°53'41"E 68.00'

FINAL MAP OF

SIERRA VISTA - KT PROPERTIES

PHASE 2 LARGE LOT SUBDIVISION

SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063969, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SEPTEMBER 2020

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

7310.024

0 20' 40' 80'
SCALE IN FEET

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

SEE SHEET 6

5

N35°05'22"E(R) 112.47'
N32°33'22"E(R)
N14°47'59"E 85.11'
N12°01'03"E 44.64'
N04°04'51"E 49.29'
N08°08'42"E 49.29'
N00°06'07"E 59.19'
N00°38'13"W 722.30'
R=521' Δ=02°32'00" L=23.04' CB=N56°10'38"W CD=23.03'
N53°08'46"W 84.11'
74.47'
N41°51'58"W 60.80'
38.00'

R=1962' Δ=04°01'53" L=138.05' CB=N86°54'38"E CD=138.02'(OA)
R=2000' Δ=04°01'53" L=140.72' CB=N86°54'38"E CD=140.69'(OA)
N01°04'26"W(R) 35.00'
38'
68.00'
(I.O.D./R.O.W.)
N84°44'01"W 90.55'
358.17'
25' P.U.E./P.E.
N88°55'34"E 654.42'
150.17'
N77°36'58"E 50.99'
16.06'
38'
2690.57(3)
N88°55'34"E(1)
VISTA GRANDE BOULEVARD
N86°18'37"W 120.42'
48'
AREA R-1 PER DOC # 2015-064321 & 2015-064331
220.00'
467.81'
N45°51'20"W 98.62'
R=50' Δ=90°26'13" L=78.92' CB=N45°51'19"W CD=70.98'
N89°21'47"E(R)
N08°49'31"E 60.83'
48'
20'X20' B.S.E.
N10°05'57"W 60.83'
120.00'
186.95'
N12°00'57"W 50.69'
N05°42'12"E 90.55'
120.00'
40' P.U.E./P.E.
N00°38'13"W 2322.73'(OA)
220.00'
N04°07'36"E 120.42'
382.50'
61' 71' 71' 61' 61' 71' 71' 61' 61' 71' 71' 61'
(N00°38'13"W 980.26'(2)
N00°38'13"W 2651.10'(OA)
1557.99'
1062.55'
630.12'

MOURIER INVESTMENTS, LLC
DN 2007-0076354

SEE SHEET 5

7

25' P.U.E.
N47°42'59"W 494.89'
N47°42'59"W 456.29'
(I.O.D./R.O.W.)
N47°25'56"W 45.89'
N42°39'19"E 340.01'(OA)
312.14'
27.87'
S32°53'05"W(R)
R=281' Δ=33°31'22" L=164.41' CB=N73°52'36"W CD=162.07'
27.5' P.U.E.
8
R=223' Δ=17°30'11" L=68.12' CB=N56°28'05"W CD=67.86'
N24°46'50"E(R) 5.00'
R=228' Δ=16°10'26" L=64.36' CB=N73°18'23"W CD=64.15'
N81°23'36"W 37.11'
N89°21'43"E 218.48'
N89°21'43"E 180.25'

6
24.94 AC.±

SEE DETAIL "7A" ON THIS SHEET

SANTUCCI BOULEVARD
(I.O.D./R.O.W.)

LOT 1
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

SIERRA VILLAGE DRIVE

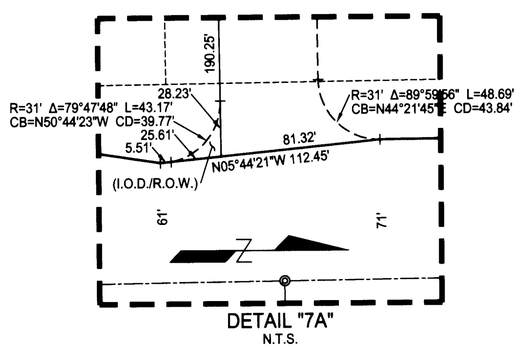
11

10

LOT 21
FEDERICO LARGE
LOT FINAL MAP EE
MAPS 6

SEE SHEET 9

SEE SHEET 8



DETAIL "7A"
N.T.S.

0 50' 100' 200'
SCALE IN FEET

FINAL MAP OF

SIERRA VISTA - KT PROPERTIES

PHASE 2 LARGE LOT SUBDIVISION

SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SEPTEMBER 2020

SHEET 7 OF 9

7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

FEDERICO LARGE LOT FINAL MAP EE
MAPS 6

SILVER SPRUCE DRIVE

LOT 21

LOT 22

VISTA GRANDE BOULEVARD

P.U.E./P.E.(2)

(I.O.D./R.O.W.)(2)

(N00°38'13"W 980.26')(2)

N88°55'34"E(1)(2)(3) 2690.57'(3)(BNDY)
1139.82'(2)

(N01°04'26"W)
(115.45')(2)

724.77'

38.00'(3)

25.00'(3)

467.81'

120.00'

N81°36'42"W 60.83'

10.35'

118.91'

N84°43'43"W 90.48'

117.99'

N86°18'37"W 120.42'

220.00'

N77°41'05"E 51.30'

N79°27'50"E 60.83'

20'X20' B.S.E.

N01°04'26"W(R)

R=50' Δ=89°33'47" L=78.16'
CB=N44°08'41"E CD=70.44'

N44°08'40"E 99.37'

N88°55'34"E 1693.59

N83°49'26"E
112.45'

81.32'

664.48'

567.56'

35'
P.U.E.

35'
P.U.E./P.E.

15' S.E.

81.92'

N00°00'00"E 35.01'

15.00'

N88°55'34"E 15.00'(3)

N00°00'00"E 35.01'

SEE DETAIL "8A"
ON THIS SHEET

N01°04'26"W 223.26'

195.03'

S80°44'18"W(R)

R=981' Δ=07°36'13" L=130.18'
CB=N13°03'49"W CD=130.09'

12
12.08 AC.±

25'
P.U.E.

15' S.E.(3)

828.22'
803.22'

SEE SHEET 7

SANTUCCI BOULEVARD
(I.O.D./R.O.W.)

N00°38'13"W 2651.10'(OA)

10
19.58 AC.±

N04°07'36"E 120.42'

N00°38'13"W 1384.76'(OA)

220.00'

357.48'

307.24'

40'
P.U.E./P.E.

346.37'

397.07'

N16°51'55"W 498.94'(OA)
489.36'

R=31' Δ=90°26'13" L=48.93'
CB=N45°51'19"W CD=44.01'

N01°04'26"W(R)
4.00'

N88°48'14"W 42.02'

S89°21'47"W(R)

N88°55'34"E
71.96'

R=22' Δ=90°26'13" L=34.73'
CB=N45°51'19"W CD=31.23'

S88°09'28"E(R)

R=22'
Δ=87°05'02"
L=33.44'
CB=N45°23'03"E
CD=30.31'

N85°15'51"E 42.33'

N86°56'40"W(R)

R=22' Δ=94°07'46" L=36.14'
CB=N44°00'33"W CD=32.21'

N88°55'34"E 318.28'

N88°55'34"E 579.73'

N73°08'05"E(R) 42.00'

R=22' Δ=105°47'29" L=40.62'
CB=N36°01'49"E CD=35.09'

N18°37'22"W(R)

50.89'

137.85'

64.12'

N00°00'00"E 1299.09'(3)

N00°00'00"W 1299.21'(3)

N00°38'17"W 1584.18'(3)

LOT 5
SIERRA VISTA - KT PROPERTIES
LARGE LOT SUBDIVISION
EE MAPS 33

50.24'

1557.99'

N89°21'47"E(R)

N88°55'34"E 1173.50'

(I.O.D./R.O.W.)

R=22' Δ=89°33'47" L=34.39'
CB=N44°08'41"E CD=30.99'

R=250' Δ=17°32'56" L=76.57'
CB=N80°09'06"E CD=76.27'

26.04'

9.47'

502.96'

N89°21'43"E 529.00'

R=919' Δ=16°13'38" L=260.28'
CB=N08°45'06"W CD=259.41'(OA)

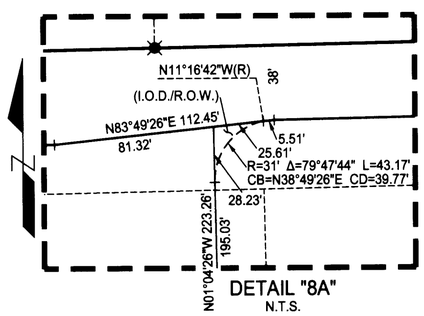
11

13

SEE SHEET 9

N

0 20' 40' 80'
SCALE IN FEET



DETAIL "8A"
N.T.S.

FINAL MAP OF

SIERRA VISTA - KT PROPERTIES

PHASE 2 LARGE LOT SUBDIVISION

SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063969, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

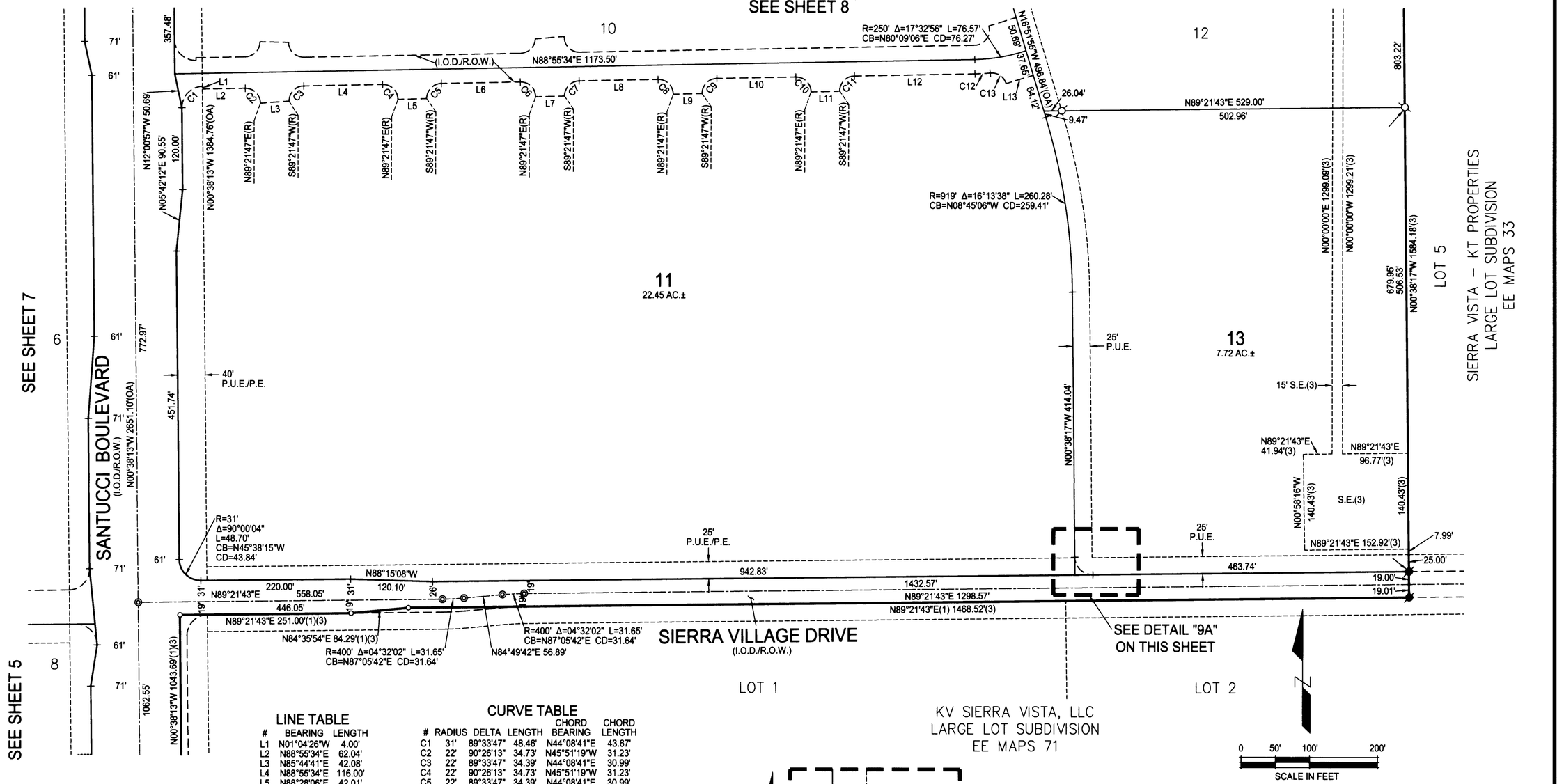
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SEPTEMBER 2020

SHEET 8 OF 9 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

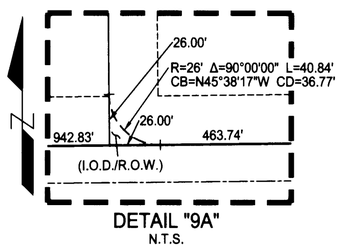


LINE TABLE

#	BEARING	LENGTH
L1	N01°04'26"W	4.00'
L2	N88°55'34"E	62.04'
L3	N85°44'41"E	42.08'
L4	N88°55'34"E	116.00'
L5	N88°28'06"E	42.01'
L6	N88°55'34"E	116.00'
L7	N88°28'06"E	42.01'
L8	N88°55'34"E	116.00'
L9	N88°28'06"E	42.01'
L10	N88°55'34"E	116.00'
L11	N88°28'06"E	42.01'
L12	N88°55'34"E	176.80'
L13	N73°08'05"E	42.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31'	89°33'47"	48.46'	N44°08'41"E	43.67'
C2	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C3	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C4	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C5	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C6	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C7	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C8	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C9	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C10	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C11	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C12	271'	04°42'24"	22.26'	N86°34'22"E	22.26'
C13	22'	78°54'55"	30.30'	N56°19'23"W	27.96'



DETAIL "9A"
N.T.S.

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063969, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SEPTEMBER 2020

SHEET 9 OF 9 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

SURETY RIDER

To be attached to and form a part of Performance Bond - PL 13-0096 Encroachment Permit for Backbone Infrastructure (Vista Grande Seg 5-8, Westbrook Seg 2, Santucci Seg 2 Sierra Village)

Bond No. LICX1195258

dated effective December 24, 2020
(MONTH-DAY-YEAR)

executed by Sierra Vista Communities, LLC, as Principal,
(PRINCIPAL)

and by Lexon Insurance Company, as Surety,

in favor of City of Roseville
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Bond Amount from:

Five Million Two Hundred Sixty-Eight Thousand Two Hundred Seventy-Seven and 36/100 Dollars----------($5,268,277.36)

To:

Five Hundred Twenty-Six Thousand Eight Hundred Twenty-Seven and 74/100 Dollars----------($526,827.74)

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective August 30, 2023
(MONTH-DAY-YEAR)

Signed and Sealed September 21, 2023
(MONTH-DAY-YEAR)

Sierra Vista Communities, LLC, a California limited liability company
By: Lennar Homes of California, LLC, a California limited liability company, its managing member
(PRINCIPAL)

By: _____
(PRINCIPAL)

Lexon Insurance Company
(SURETY)

By: Laura E. Sudduth
Laura E. Sudduth, Attorney-in-Fact

APPROVED AS TO FORM:
Michelle Kaidaberga
City Attorney

S-0443/GEEF 10/99

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On September 26, 2023 before me, Jessica D. Granzella, Notary Public,
(Insert name and title of the officer)

personally appeared Larry Gualco
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

JESSICA D. GRANZELLA
Notary Public - California
Placer County
Commission # 2423365
My Comm. Expires Oct 24, 2026

State of Texas
County of Harris } ss:

On September 21, 2023, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

Laura E. Sudduth

known to me to be Attorney-in-Fact of Lexon Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires January 25, 2026

Amanda R Turman-Avina

Amanda R Turman-Avina Notary Public

NOTARY PUBLIC STATE OF TEXAS
AMANDA R TURMAN-AVINA
Notary ID #124048654
My Commission Expires
January 25, 2026

SOMPO INTERNATIONAL
INSURANCE

POWER OF ATTORNEY

2640

KNOW ALL BY THESE PRESENTS, that **Endurance Assurance Corporation**, a Delaware corporation ("EAC"), **Endurance American Insurance Company**, a Delaware corporation ("EAIC"), **Lexon Insurance Company**, a Texas corporation ("LIC"), and/or **Bond Safeguard Insurance Company**, a South Dakota corporation ("BSIC"), each, a "Company" and collectively, "**Sompo International**," do hereby constitute and appoint: **Mary Ann Garcia, Laura E. Sudduth, Barbara Norton, Jessica Richmond, Stephanie Gross, Amanda R. Turman-Avina, Jennie Goonie, Teuta Luri, Misty Witt, Cristina Nino, Katie Canales, Madison Diaz** as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars ($100,000,000.00).**

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 25th day of May, 2023.

Endurance Assurance Corporation
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Endurance American Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Lexon Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

Bond Safeguard Insurance Company
By: Richard M Appel
Richard Appel; SVP & Senior Counsel

ACKNOWLEDGEMENT

On this 25th day of May, 2023, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/they is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: Amy Taylor
Amy Taylor, Notary Public - My Commission Expires 3/9/27

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the board of directors of each Company by unanimous written consent effective 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolutions have not since been revoked, amended or modified:

   "RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, MATTHEW E. CURRAN, MARGARET HYLAND, SHARON L. SIMS, CHRISTOPHER L. SPARRO,

   and be it further

   RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."
3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this **21st** day of **September**, 20**23**.

By:
Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website – https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com
Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

CALIFORNIA DEPARTMENT OF INSURANCE

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COMPANY PROFILE

Company Information

LEXON INSURANCE COMPANY

12890 LEBANON ROAD
MOUNT JULIET, TN 37216

Old Company Names **Effective Date**

Agent For Service

Melissa DeKoven
2710 Gateway Oaks Drive, Suite 150N
Sacramento CA 95833-3505

Reference Information

NAIC #:	13307
California Company ID #:	5113-6
Date Authorized in California:	06/02/2008
License Status:	UNLIMITED-NORMAL
Company Type:	Property & Casualty
State of Domicile:	TEXAS

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NAIC Group List

NAIC Group #: 3219 Sompo Grp

Lines Of Business

The company is authorized to transact business within these lines of insurance. For an explanation of any of these terms, please refer to the glossary.

SURETY

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Bond No. LICX1195258
Premium $ 34,244/annum

ENCROACHMENT PERMIT
FAITHFUL PERFORMANCE BOND

WHEREAS, Sierra Vista Communities, LLC ("PRINCIPAL") agrees to install and complete certain designated public improvements, located at Vista Grande Blvd. & Sierra Village as per Encroachment Permit No. EN19-0973 ("ENCROACHMENT PERMIT"), dated _____, 20__; and

WHEREAS, said PRINCIPAL is required under the terms of the ENCROACHMENT PERMIT to furnish a bond for the faithful performance of said ENCROACHMENT PERMIT; and

NOW, THEREFORE, the PRINCIPAL and Lexon Insurance Company, a Texas corporation, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the City of Roseville ("CITY"), in the penal sum of Five million two hundred sixty-eight thousand two hundred seventy-seven and 36/100 dollars ($5,268,277.36), lawful money of the United States, for the payment of which sum well and truly to be made, SURETY binds itself, its heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the PRINCIPAL, his or its heirs, executors, administrators, successors or assigns, shall abide by, and in all respects perform the covenants, conditions and provisions of the ENCROACHMENT PERMIT and any alteration thereof made as therein provided, on his or its part to be kept and performed at the time and in the manner therein specified, and in all respects and according to their true intent and meaning, and shall indemnify and save harmless CITY, its officers, agents and employees, as therein stipulated, then this obligation shall be null and void; otherwise this obligation shall be and remain in full force and effect.

As part of this obligation secured by this ENCROACHMENT PERMIT bond and in addition to the face amount specified above, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by CITY in successfully enforcing such obligation of this ENCROACHMENT PERMIT bond, all to be taxed as costs and included in any judgment rendered.

The SURETY hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the ENCROACHMENT PERMIT or to the work to be performed pursuant to the ENCROACHMENT PERMIT or the specifications accompanying it shall in any way affect the SURETY'S obligations under this bond and it does hereby waive notice of any such change, extension of time, alteration or addition

to the terms of the ENCROACHMENT PERMIT or to the work or to the specifications. The SURETY waives all rights of subrogation against the CITY or any person employed by CITY. The SURETY hereby waives the provisions of Section 2819 of the Civil Code.

This bond shall be released twelve (12) months after acceptance of work performed under the above ENCROACHMENT PERMIT, as per the City of Roseville Municipal Code §13.28.050.

IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named on the 24th day of December, 2020.

PRINCIPAL: Sierra Vista Communities, LLC, a California limited liability company By: Lennar Homes of California, Inc., a California corporation, Managing Member

BY: _____

PRINT NAME: _____

PRINT TITLE: VP

SURETY: Lexon Insurance Company

BY: _____

PRINT NAME: Mechelle Larkin

PRINT TITLE: Attorney-in-Fact

AND

BY: _____

PRINT NAME: Earl Keith

PRINT TITLE: Vice President

MAILING ADDRESS:

10002 Shelbyville Road
Suite 100
Louisville, KY 40223

(Notarization by Surety and copy of Power of Attorney required.)

APPROVED AS TO FORM:

BY: _____
City Attorney

[E:\bonds\encroachment permit.docx; 4/21/2016]

LENNAR HOMES OF CALIFORNIA, INC.

CERTIFICATE OF INCUMBENCY

JANUARY 12, 2021

The undersigned, Mark Sustana, as the duly elected, qualified and acting Secretary of **Lennar Homes of California, Inc.**, a California corporation (the "Corporation"), hereby certifies that:

1. **Larry Gualco** is a duly elected, qualified and acting Vice President of the Corporation, serving continuously in such capacity since his election on March 1, 2002.

2. As a Vice President of the Corporation, **Larry Gualco** is authorized, in the name of or on behalf of the Corporation, to execute and deliver all contracts, agreements, and any other necessary documentation in order to fully carry out the intent and accomplish the purposes of the business of the Corporation.

3. **Earl Keith** is a duly elected, qualified and acting Vice President of the Corporation, serving continuously in such capacity since his election on July 19, 2006.

4. As a Vice President of the Corporation, **Earl Keith** is authorized, in the name of or on behalf of the Corporation, to execute and deliver all contracts, agreements, and any other necessary documentation in order to fully carry out the intent and accomplish the purposes of the business of the Corporation.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Incumbency on behalf of the Corporation effective as of the date first written above.

Mark Sustana, Secretary

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 12th day of January 2021, by Mark Sustana, as Secretary of Lennar Homes of California, Inc., a California, on behalf of the Corporation. He is personally known to me and did not take an oath.

CHARLES GAMBLE
MY COMMISSION EXPIRES
NOVEMBER 4, 2024
#HH 060513
Notary Public Underwriters
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC
State of Florida

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 12/24/2020 (DATE) before me, Kathy R. Mair, Notary Public ([Name of Notary Public and Title "Notary Public"]),

personally appeared Mechelle Larkin ([Name(s) of Signer(s)]),

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

KATHY R. MAIR
Notary Public – California
Orange County
Commission # 2193966
My Comm. Expires May 22, 2021

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mechelle Larkin

- ☐ Corporate Officer – Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Individual ☒ Attorney-in-Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Individual ☐ Attorney-in-Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

POWER OF ATTORNEY

11857

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its statutory home office in Austin, Texas, does hereby constitute and appoint: Mechelle Larkin, Kathy R. Mair, My Hua, Brenda Wong, Tenzer V. Cunningham, Martha Gonzales, Joaquin Perez, Jeffrey Strassner its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed $5,000,000.00, Five Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 22nd day of June, 2018.

LEXON INSURANCE COMPANY

BY _____
Brian Beggs
President

ACKNOWLEDGEMENT

On this 22nd day of June, 2018, before me, personally came Brian Beggs to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 5-9-2023

BY _____
Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 24th Day of December, 2020.

BY _____
Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer } ss.

On December 28, 2020 before me, Monique Reynolds,

Notary Public, personally appeared Larry Gualco

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MONIQUE REYNOLDS
Notary Public - California
Placer County
Commission # 2337907
My Comm. Expires Nov 24, 2024

Monique Reynolds
Signature

(sea

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Sierra Vista Ph II Encroachment Permit Performance

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

Type of Satisfactory Evidence:
_____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

☐ Check here if no thumbprint or fingerprint is available.

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer } ss.

On Jan 4, 2021 before me, Monique Reynolds,

Notary Public, personally appeared Earl Keith

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MONIQUE REYNOLDS
Notary Public - California
Placer County
Commission # 2337907
My Comm. Expires Nov 24, 2024

Monique Reynolds
Signature

sea

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Sierra Vista Ph II Vista Grande And Sierra Village

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

Type of Satisfactory Evidence:
_____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

☐ Check here if no thumbprint or fingerprint is available.

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

CALIFORNIA DEPARTMENT OF INSURANCE

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COMPANY PROFILE

Company Information

LEXON INSURANCE COMPANY

12890 LEBANON ROAD
MOUNT JULIET, TN 37216

Old Company Names **Effective Date**

Agent For Service

Melissa DeKoven
2710 Gateway Oaks Drive, Suite 150N
Sacramento CA 95833-3505

Reference Information

NAIC #:	13307
California Company ID #:	5113-6
Date Authorized in California:	06/02/2008
License Status:	UNLIMITED-NORMAL
Company Type:	Property & Casualty
State of Domicile:	TEXAS

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NAIC Group List

NAIC Group #: 3219 Sompo Grp

Lines Of Business

The company is authorized to transact business within these lines of insurance.
For an explanation of any of these terms, please refer to the glossary.

SURETY

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CITY OF ROSEVILLE CALIFORNIA

IMPROVEMENT PLAN PERMIT
PERMIT #: EN19-0973
STATUS: Issued

CITY OF ROSEVILLE
311 VERNON ST.
ROSEVILLE CA 95678

Applicant: SIERRA VISTA COMMUNITIES LLC
1420 ROCKY RIDGE # 300
ROSEVILLE, CA 95661

Phone #: 9167468500

Job Address: 3301 SANTUCCI BL

Citywide Job #: 190345

Track:

WDID #:

Description of Work: Sierra Vista KT Phase 2: Vista Grande Bl & Sierra Village Dr

Date Issued: 03/22/2021 Insurance Cert. Expiration Date:

In consideration of the granting of this application, it is agreed by the applicant that the City of Roseville and any officer or employee thereof shall be defended, indemnified, and saved harmless by the applicant from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken under the terms of this application and the permit which may be granted in response thereto, and that all of said liabilities are hereby assumed by the applicant. It is further agreed that if any part of this installation interferes with future right-of-way, it must be removed or relocated as designated by the Director of Public Works at the expense of the applicant of the applicant's successor-in-interest.

Signature: ONLINE APPLICATION Date: 03/22/2021

WARNING: IT IS UNLAWFUL TO VIOLATE ANY OF THE CONDITIONS OF THIS PERMIT (R.M.C. § 13.20.110)

DO NOT WRITE BELOW THIS LINE

**** NOTICE TO APPLICANT ****

1. Before starting work, the applicant shall notify the City 48 hours in advance of the date work is to begin (774-5576).
2. All workmanship and materials shall conform to the City of Roseville Improvement Standards, Standard specifications, the specific conditions applicable and the attached plans.
3. The City of Roseville is a member of the Underground Service Alert (U.S.A.) one call system. The permittee shall notify the U.S.A. Center 48 hours in advance of performing any excavation work by calling (800) 642-2444.
4. This permit is subject to all general conditions which are printed on reverse side of the permit.
5. This permit is non-transferable and is revocable at any time
6. The permittee shall maintain traffic control per the State of California Manual of Traffic Controls at all times.
7. The warranty period is based on the Cost Estimate of the project. Warranty period shall be 180 days for projects valued at less than $25,000 and 365 days for projects valued at $25,000 or greater.

GENERAL COMMENTS & SPECIFIC CONDITIONS

CONSTRUCT PER APPROVED PLANS AND CITY STANDARDS (LATEST EDITION).

MUST HAVE PREJOB MEETING WITH CITY INSPECTION STAFF PRIOR TO START OF JOB.

Bond Number: LICX1195259	Bond Type: Labor and Materials	Bond Amount: $3,843,196.97
Bond Number: LICX1195259	Bond Type: Subdivision Performance	Bond Amount: $3,843,196.97
Bond Number: LICX1195258	Bond Type: Subdivision Performance	Bond Amount: $5,268,277.36

ENGINEER'S APPROVAL: _____ **DATE:** 3/22/21

INSPECTOR'S APPROVAL: _____ **DATE:** _____

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.12
File #: 0400-04-12-1
Item ID: 2025-529

Title:	Sierra Vista Santucci Boulevard - Notice of Completion
Contact:	Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

SUMMARY

Staff recommends approval of the Notice of Completion for the Sierra Vista Santucci Boulevard Project as complete. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista Santucci Boulevard Project, CWJ # 190330, as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications.

FISCAL IMPACT

The actions requested have no fiscal impact on the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a Notice of Completion meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Ignacio Vizcarra, Construction Inspector Supervisor

Mike Isom, Development Services Director

ATTACHMENTS:

1. Resolution 25-288

2. Notice of Completion
3. Area Map
4. FINAL MAP
5. Performance Bond -Santucci Blvd.

REVIEWERS:

Ignacio Vizcarra, Development Services Department - Engineering Division	Created/Initiated - 8/14/2025
Marc Stout, Development Services Department - Engineering Division	Approved - 8/14/2025
Mike Isom, Development Services Department	Approved - 8/14/2025
Gretchen Hakala, City Attorney Department	Approved - 8/18/2025
Katrina Six, City Clerk Department	Approved - 8/18/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/21/2025
Dominick Casey, City Manager Department - City Manager	Approved - 8/21/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

RESOLUTION NO. 25-288

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SANTUCCI BOULEVARD PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

BE IT RESOLVED by the Council of the City of Roseville as follows:

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Santucci Boulevard is hereby approved and the public work accepted.

2. A portion of the right-of-way and easements offered for dedication on the final map of Sierra Vista KT Properties Phase 2 Large Lot Subdivision recorded in Book FF of Maps, Page 18, in the office of the recorder of Placer County, is hereby accepted by the City in part as said dedications relates to the improvement plan set known as Santucci Boulevard.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____day of _____, 20____ , by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

CITY CLERK
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678

Exempt from recording fees
Pursuant to Gov't Code §27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work of improvement known as the Santucci Boulevard. Project was completed and accepted by the City of Roseville on _____. The location is situated in the City of Roseville, County of Placer, State of California and is indicated on the attached map, marked as Exhibit "A" and incorporated herein by this reference. The real property herein described is owned by the City of Roseville, 311 Vernon Street, Roseville CA 95678.

The direct/general contractor on said project was Marques General Engineering.

The surety on said project was Faithful Performance Bond No. LICX1195242 From Lexon Insurance Company, a Texas Corporation.

_____

Marc Stout

City Engineer
City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

I, Marc Stout, being first duly sworn, depose and say: I am the City Engineer of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

Marc Stout

City Engineer
City of Roseville

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

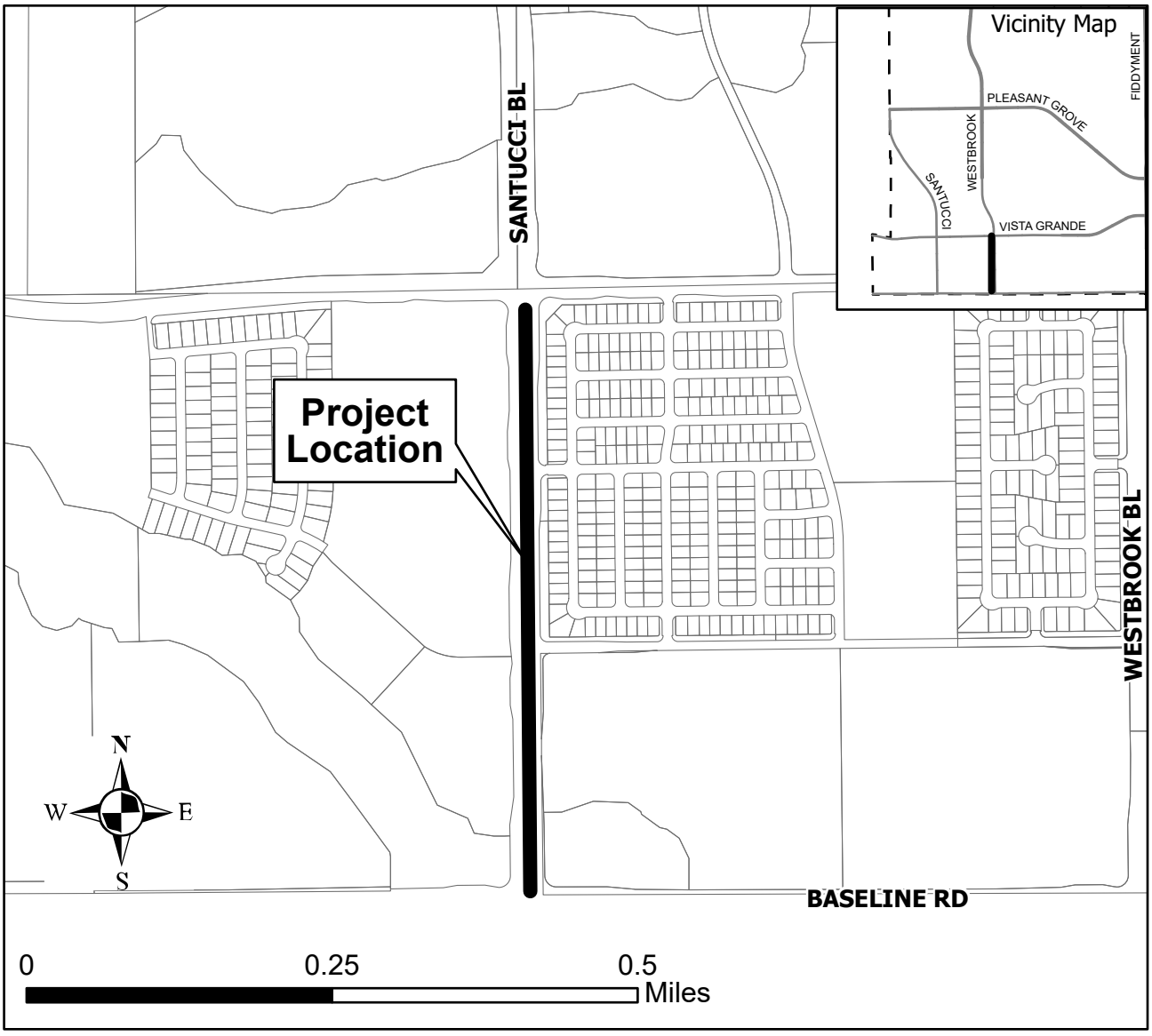
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, Marc Stout proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

EXHIBIT A

City of Roseville
Sierra Vista
Santucci Boulevard



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY, AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A BUS SHELTER TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "B.S.E." (BUS SHELTER EASEMENT)

(C) PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "P.E." (PASEO EASEMENT).

(D) PUBLIC SEWER EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF SEWER FACILITIES ON, OVER, UNDER AND ACROSS THE AREA SHOWN HEREON AND DESIGNATED "S.E." (SEWER EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS LOT A, SANTUCCI BOULEVARD, VISTA GRANDE BOULEVARD, SIERRA VILLAGE DRIVE, BASELINE ROAD AND ALSO SHOWN HEREON AND DESIGNATED AS I.O.D./R.O.W AND THOSE SEPARATE AREAS SHOWN HEREON AND DESIGNATED I.O.D./R.O.W..

(B) 2 & 9 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR OPEN SPACE PURPOSES.

(C) LOT 3 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A SEWER LIFT STATION.

(D) LOT 1, 7 & 13 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR PARK PURPOSES.

(E) LOT 12 SHOWN HEREON IS HEREBY RESERVED TO BE DEDICATED IN THE FUTURE AS A SCHOOL SITE.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: CHRYSANTHY DEMOS
TITLE: PRESIDENT & CEO

BY: _____
NAME: RYAN CLAYCOMB
TITLE: VICE PRESIDENT

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____
NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

BY: _____
NAME: EARL KEITH
TITLE: VICE PRESIDENT

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ROSEVILLE SHALL RECONVEY LOT 3 AS SHOWN HEREON TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ROSEVILLE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: SIERRA VISTA COMMUNITIES, LLC

ADDRESS: 1025 CREEK RIDGE DRIVE
ROSEVILLE CA, 95678

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Sacramento SS

ON THE 9th DAY OF September, 2020, BEFORE ME, Alim Valiev
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,
Chrysanthy Demos and Ryan Claycomb, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: Alim Valiev

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Sacramento

MY COMMISSION EXPIRES: 12-27-2023

MY COMMISSION NO.: 2317355

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Placer SS

ON THE 8th DAY OF September, 2020, BEFORE ME, Monique Reynolds
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,
Larry Gualco + Earl Keith, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: Monique Reynolds

PRINTED NAME: Monique Reynolds

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Placer

MY COMMISSION EXPIRES: Nov. 24, 2020

MY COMMISSION NO.: 2171057

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN OCTOBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____
CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: 9/8/20

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
12/31/21
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: 9/15/20
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 9/15/20
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE EASEMENTS OFFERED HEREON FOR DEDICATION. BUT HAS REJECTED AT THIS TIME ON BEHALF OF THE PUBLIC, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATIONS LISTED HEREON WITHIN NOTE 4 ON SHEET 2.

Sonia Orozco
CITY CLERK, CITY OF ROSEVILLE

DATE: 09-21-2020 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 1 DAY OF October, 2020, AT 10:26 AM. IN BOOK FF OF MAPS, AT PAGE 18, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

Ryan Ronco
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2020-0109701

BY: _____
DEPUTY

FEE: $ 107.00

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

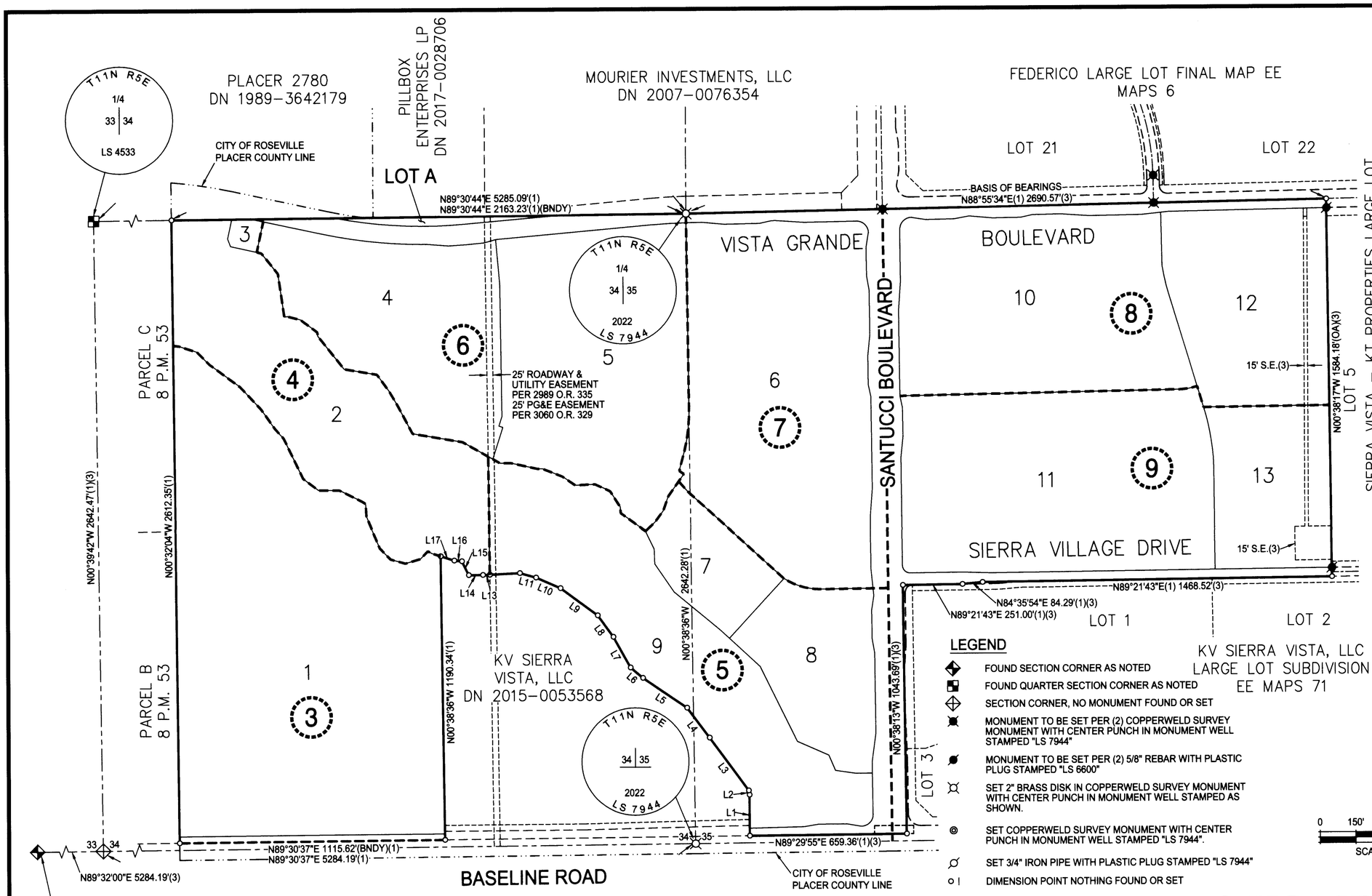
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

SEPTEMBER 2020

SHEET 1 OF 9

7310.024



NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 224.08 ACRES +/-, GROSS, CONSISTING OF 6 LARGE LOTS FOR FUTURE DEVELOPMENT, 2 PUBLIC OPEN SPACE LOTS, 1 PUBLIC SEWER LIFT STATION, 3 PUBLIC PARK LOTS AND 1 SCHOOL SITE LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. THE EASEMENT FOR TEMPORARY INGRESS/EGRESS EASEMENT GRANTED TO FRANK T. CHAN TRUST OF THE FRANK T. CHAN FAMILY TRUST U/A DATED DECEMBER 8, 2003 ET AL., IN DEED RECORDED AUGUST 13, 2015, AS INSTRUMENT NO. 2015-0070559, OFFICIAL RECORD OF PLACER COUNTY IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON
4. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON ARE HEREBY MERGED AND RESUBDIVIDED AND THE FOLLOWING IRREVOCABLE OFFER OF DEDICATION FOR RIGHT OF WAY, OPEN SPACE, SEWER PUMP STATION, EASEMENT, PUBLIC UTILITY EASEMENT, CITY OF ROSEVILLE EASEMENT THAT AFFECT THIS MAP ARE HEREBY ABANDONED.
   - A. RIGHT OF WAY, AREA R-1, R-6, R-7, R-8 & R-9 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064318, OFFICIAL RECORDS OF PLACER COUNTY.
   - B. OPEN SPACE, AREA O-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064318, OFFICIAL RECORDS OF PLACER COUNTY.
   - C. EASEMENT, AREA E-3 & E-4 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064325, OFFICIAL RECORDS OF PLACER COUNTY.
   - D. PUBLIC UTILITY EASEMENT, AREA R-1, R-7, R-8 & R-9 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064325, OFFICIAL RECORDS OF PLACER COUNTY.
   - E. CITY OF ROSEVILLE EASEMENT, AREA R-6 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064326, OFFICIAL RECORDS OF PLACER COUNTY.
   - F. RIGHT OF WAY, AREA R-6 & R-8 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064319, OFFICIAL RECORDS OF PLACER COUNTY.
   - G. OPEN SPACE, AREA O-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064319, OFFICIAL RECORDS OF PLACER COUNTY.
   - H. SEWER PUMP STATION, AREA PQP-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064319, OFFICIAL RECORDS OF PLACER COUNTY.
   - I. EASEMENT, AREA E-1 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064327, OFFICIAL RECORDS OF PLACER COUNTY.
   - J. PUBLIC UTILITY EASEMENT, AREA R-8 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064327, OFFICIAL RECORDS OF PLACER COUNTY.
   - K. CITY OF ROSEVILLE EASEMENT, AREA R-6 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064328, OFFICIAL RECORDS OF PLACER COUNTY.

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- SECTION CORNER, NO MONUMENT FOUND OR SET
- MONUMENT TO BE SET PER (2) COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- MONUMENT TO BE SET PER (2) 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
- SET 2" BRASS DISK IN COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED AS SHOWN.
- SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944".
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944"
- DIMENSION POINT NOTHING FOUND OR SET

AC.	ACRE
BNDY	BOUNDARY
CB	CHORD BEARING
CD	CHORD DISTANCE
℄	CENTERLINE
DN	DOCUMENT NUMBER
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
I.P.	IRON PIPE
L.L.T.M.	LARGE LOT TENTATIVE MAP
M.A.E.	MAINTENANCE ACCESS EASEMENT
(OA)	OVERALL
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
S.L.T.M.	SMALL LOT TENTATIVE MAP
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

BASIS OF BEARINGS:

THE BEARING N 88°55'34" W , AS SHOWN ALONG THE NORTH BOUNDARY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON NOVEMBER, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) 22 RS 135
(2) EE MAPS 6
(3) EE MAPS 33
(4) DN 2018-0008016

LINE TABLE

#	BEARING	LENGTH
L1(1)(3)	N00°11'16"W	171.92'
L2(1)(3)	N09°07'22"W	18.39'
L3(1)(3)	N36°14'35"W	275.76'
L4(1)(3)	N36°36'24"W	157.05'
L5(1)(3)	N55°47'35"W	223.87'
L6(1)(3)	N49°30'58"W	67.92'
L7(1)(3)	N29°12'09"W	147.49'
L8(1)(3)	N35°59'17"W	111.83'
L9(1)(3)	N53°39'22"W	193.94'
L10(1)(3)	N66°12'56"W	111.62'
L11(1)(3)	N73°56'55"W	69.64'
L12(1)	N87°15'49"E	125.83'
L13(1)	N87°15'49"E	29.14'
L14(1)	N89°39'56"E	59.57'
L15(1)	N26°11'00"W	65.03'
L16(1)	N84°17'15"W	32.90'
L17(1)	N72°13'16"W	60.42'

LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
1	KT-50	KT-50
2	KT-80A	KT-80A
3	KT-60	KT-60
4	KT-1A	KT-1A
5	KT-1B	KT-1B
6	KT-20	KT-20
7	KT-51	KT-51
8	KT-30	KT-30
9	KT-80B	KT-80B
10	KT-21A	KT-21A
11	KT-21B	KT-21B
12	KT-61	KT-61
13	KT-52	KT-52

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

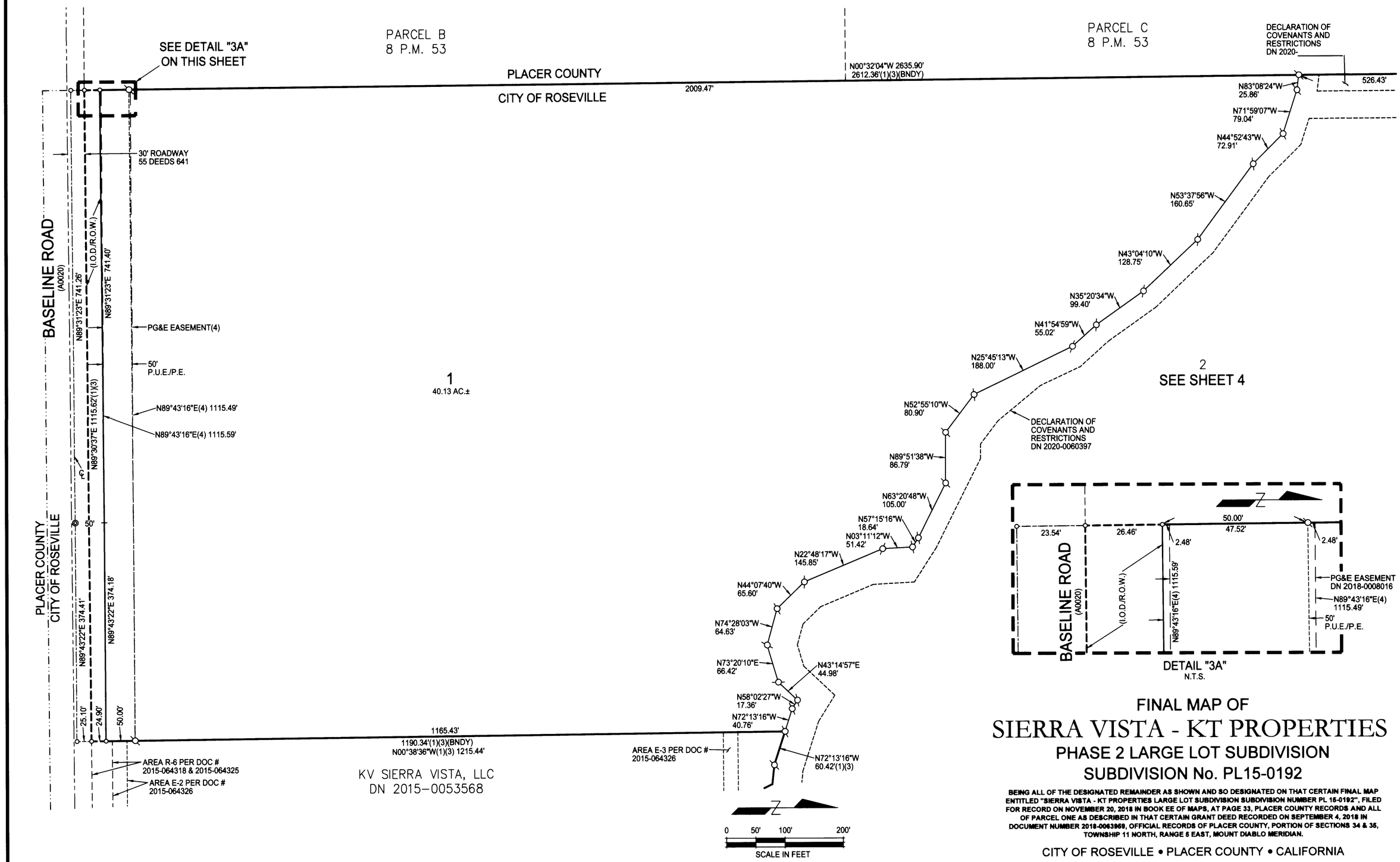
BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

SEPTEMBER 2020

SHEET 2 OF 9 7310.024



DETAIL "3A"
N.T.S.

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063959, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

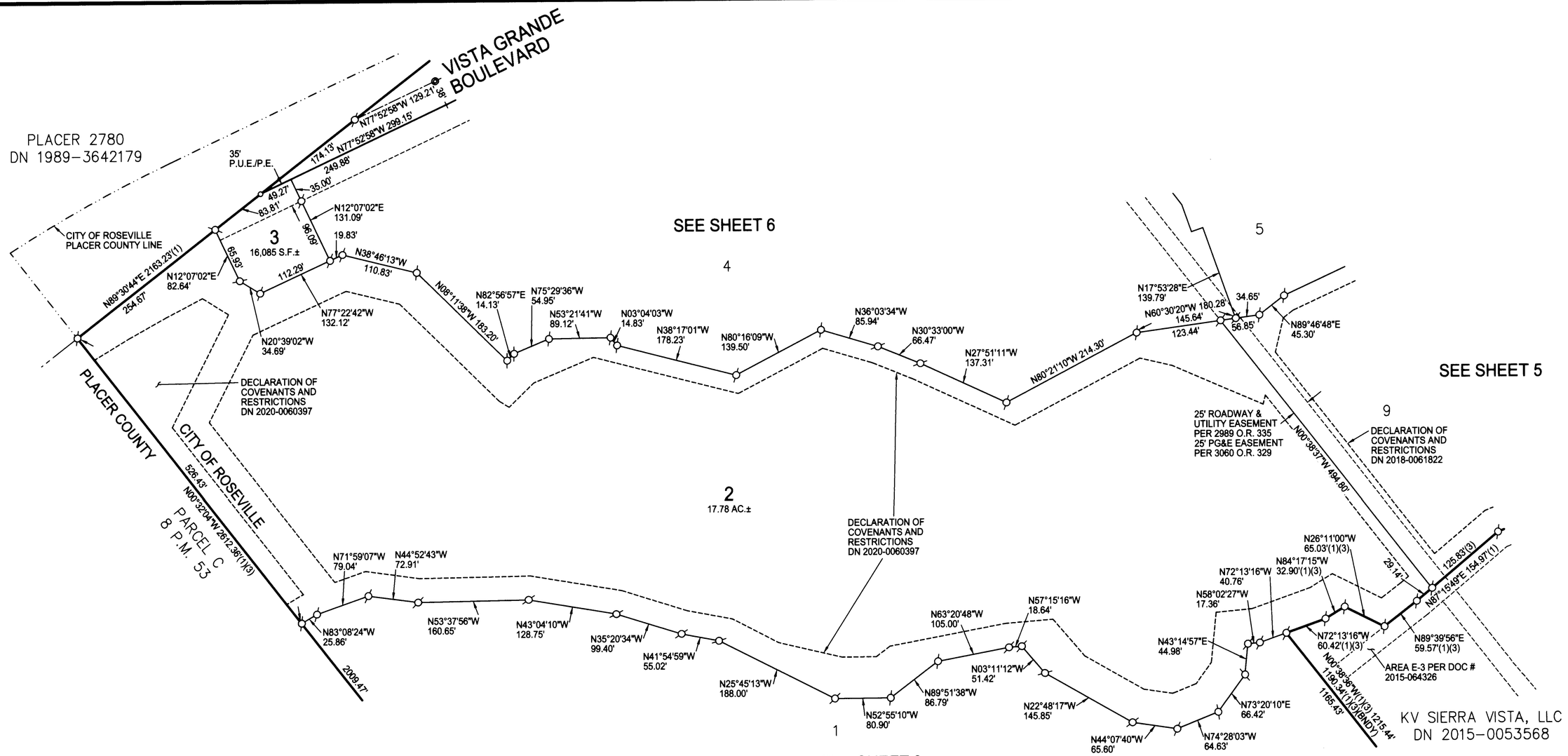
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

SEPTEMBER 2020

SHEET 3 OF 9 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



FINAL MAP OF

SIERRA VISTA - KT PROPERTIES

PHASE 2 LARGE LOT SUBDIVISION

SUBDIVISION No. PL15-0192

BEING ALL OF THE DESIGNATED REMAINDER AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND ALL OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 4, 2018 IN DOCUMENT NUMBER 2018-0063969, OFFICIAL RECORDS OF PLACER COUNTY, PORTION OF SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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0 50' 100' 200'

SCALE IN FEET

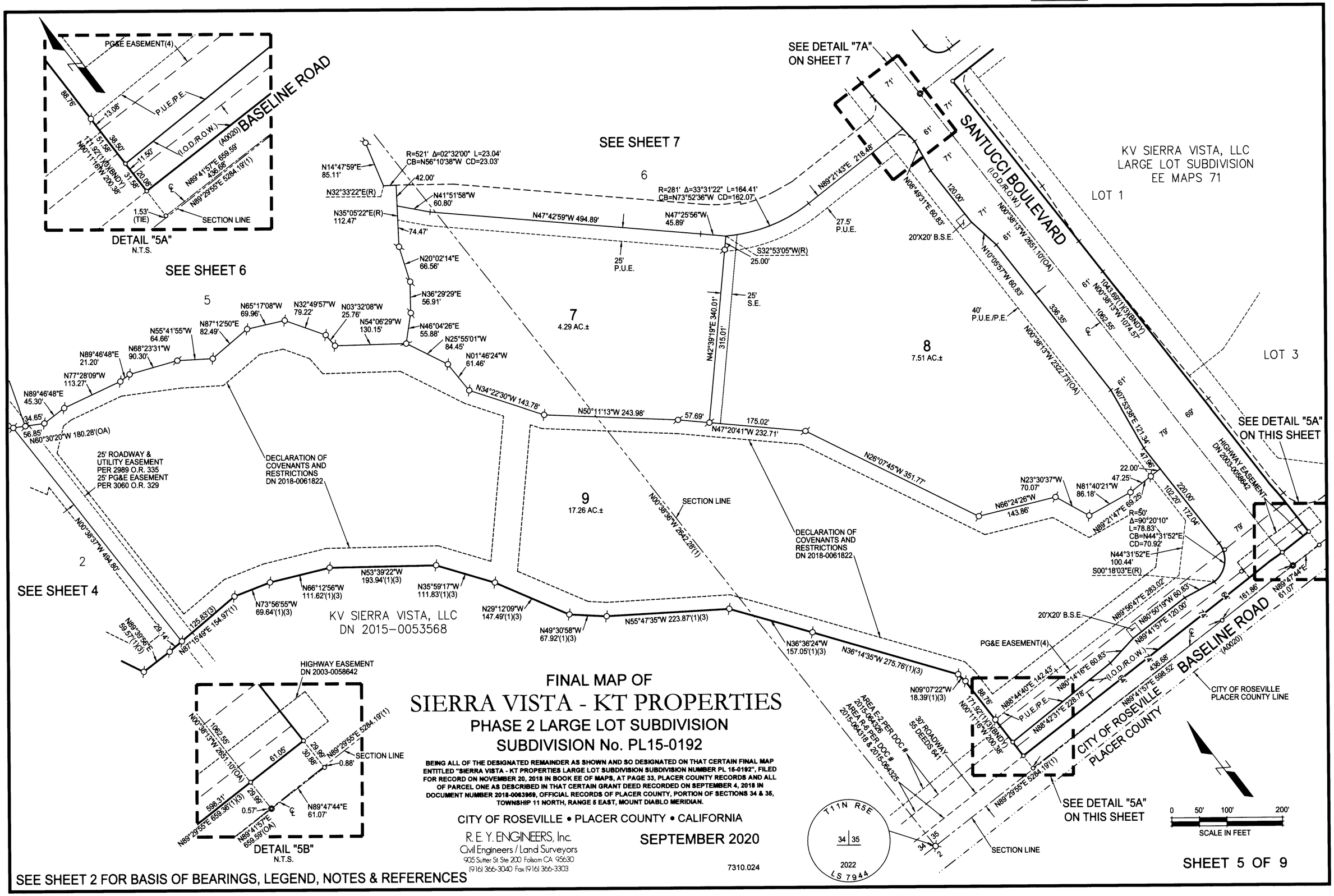
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

SEPTEMBER 2020

SHEET 4 OF 9

7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES



FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

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PILLBOX ENTERPRISES LP
DN 2017-0028706

PLACER 2780
DN 1989-3642179

MOURIER INVESTMENTS, LLC
DN 2007-0076354

LOT A
21,991 S.F.±

CITY OF ROSEVILLE
PLACER COUNTY LINE

S10°52'00"W(R)

N89°30'44"E 2163.23'(1)

AREA R-1 PER DOC #
2015-064321 & 2015-064331

N88°55'34"E 2690.57'(1)(3)

83.81' 49.27' 35.00' 174.13' N77°52'58"W 299.15' 249.88' 176.27' N77°52'58"W 129.21' 940.84' 397.91' N84°53'41"E 789.08' 533.50' 358.17' 68.00'

CB=N87°07'09"W CD=545.17'
R=1962' Δ=15°58'19" L=546.94'
R=2000' Δ=17°13'21" L=601.17'
CB=N86°29'39"W CD=598 91'
R=2038' Δ=12°33'32" L=446.72'
CB=N84°09'44"W CD=445.82'

VISTA GRANDE BOULEVARD (I.O.D./R.O.W.)

664.55' 614.55' 74.52'

N01°04'26"W(R) 35.00'

R=2000' Δ=04°01'53" L=140.72'
CB=N86°54'38"E CD=140.69'
R=1962' Δ=04°01'53" L=138.05'
CB=N86°54'38"E CD=138.02'

35' P.U.E./P.E.

N85°25'13"W 91.21'

R=2048' Δ=02°07'15" L=75.81'
CB=N85°57'18"E CD=75.80'

SEE DETAIL "6A" ON THIS SHEET

T11N R5E
1/4
34 | 35
2022
LS 7944

3

96.09' N12°07'02"E 131.09' 19.83' 112.29' N77°22'42"W 132.12'(OA) N38°46'13"W 110.85' N38°11'38"W 183.20'

4
14.08 AC.±

N82°56'57"E 14.13' N75°29'36"W 54.95' N53°21'41"W 89.12' N03°04'03"W 14.83' N38°17'01"W 178.23' N80°16'09"W 139.50' N36°03'34"W 85.94' N30°33'00"W 66.47' N27°51'11"W 137.31' N80°21'10"W 214.30'

2

SEE SHEET 4

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2020-0060397

N60°30'20"W 180.28' 145.64' 123.44' 34.65' 56.85' N00°38'37"W 494.80'(OA)

N89°46'48"E 45.30' N77°28'09"W 113.27' N89°46'48"E 21.20' N68°23'31"W 90.30' N55°41'55"W 64.66' N87°12'50"E 82.49' N65°17'08"W 69.96' N32°49'57"W 79.22' N03°32'08"W 25.76' N54°06'29"W 130.15' N36°29'29"E 56.91' N46°04'26"E 55.88' N25°55'01"W 84.45'

DECLARATION OF COVENANTS AND RESTRICTIONS DN 2018-0061822

9

7

25' ROADWAY & UTILITY EASEMENT PER 2989 O.R. 335
25' PG&E EASEMENT PER 3060 O.R. 329

N00°38'13"W 556.17'

5
19.56 AC.±

N00°38'13"W 722.30'

6

SEE SHEET 7

SEE SHEET 5

N00°06'07"E 59.19' N04°04'51"E 49.29' N08°08'42"E 49.29' N12°01'03"E 44.64' SECTION LINE N14°47'59"E 85.11' R=521' Δ=02°32'00" L=23.04' CB=N56°10'38"W CD=23.03' N41°51'58"W 60.80' N32°33'22"E(R) N35°05'22"E(R) 112.47' 38.00' 74.47' N20°02'14"E 66.56' 25' P.U.E.

N73°35'05"E 50.99' 74.52' R=31' Δ=90°00'00" L=48.69' CB=N50°06'19"W CD=43.84' 664.55' 614.55' 50.00' R=31' Δ=90°00'00" L=48.69' CB=N39°53'41"E CD=43.84' N84°53'41"E 4.00' N05°06'19"W 82.00' N05°06'19"W 166.00' N84°53'41"E 4.00' N05°06'19"W 156.00' (I.O.D./R.O.W.) R=22' Δ=90°00'00" L=34.56' CB=N39°53'41"E CD=31.11' N05°06'19"W 42.00' N05°27'00"W 21.00' 45.13' 22.87' N84°53'41"E 68.00'

DETAIL "6A"
N.T.S.

N

0 20' 40' 80'
SCALE IN FEET

FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
SUBDIVISION No. PL15-0192

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SEPTEMBER 2020

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7310.024

SHEET 6 OF 9

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

SEE SHEET 6

SEE SHEET 5

5

6
24.94 AC.±

7

8

11

10

LOT 1
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

LOT 21
FEDERICO LARGE
LOT FINAL MAP EE
MAPS 6

MOURIER INVESTMENTS, LLC
DN 2007-0076354

VISTA GRANDE BOULEVARD

SANTUCCI BOULEVARD
(I.O.D./R.O.W.)

SIERRA VILLAGE DRIVE

SEE SHEET 9

SEE SHEET 8

SEE DETAIL "7A" ON THIS SHEET

AREA R-1 PER DOC # 2015-064321 & 2015-064331

DETAIL "7A"
N.T.S.

SCALE IN FEET
0 50' 100' 200'

FINAL MAP OF
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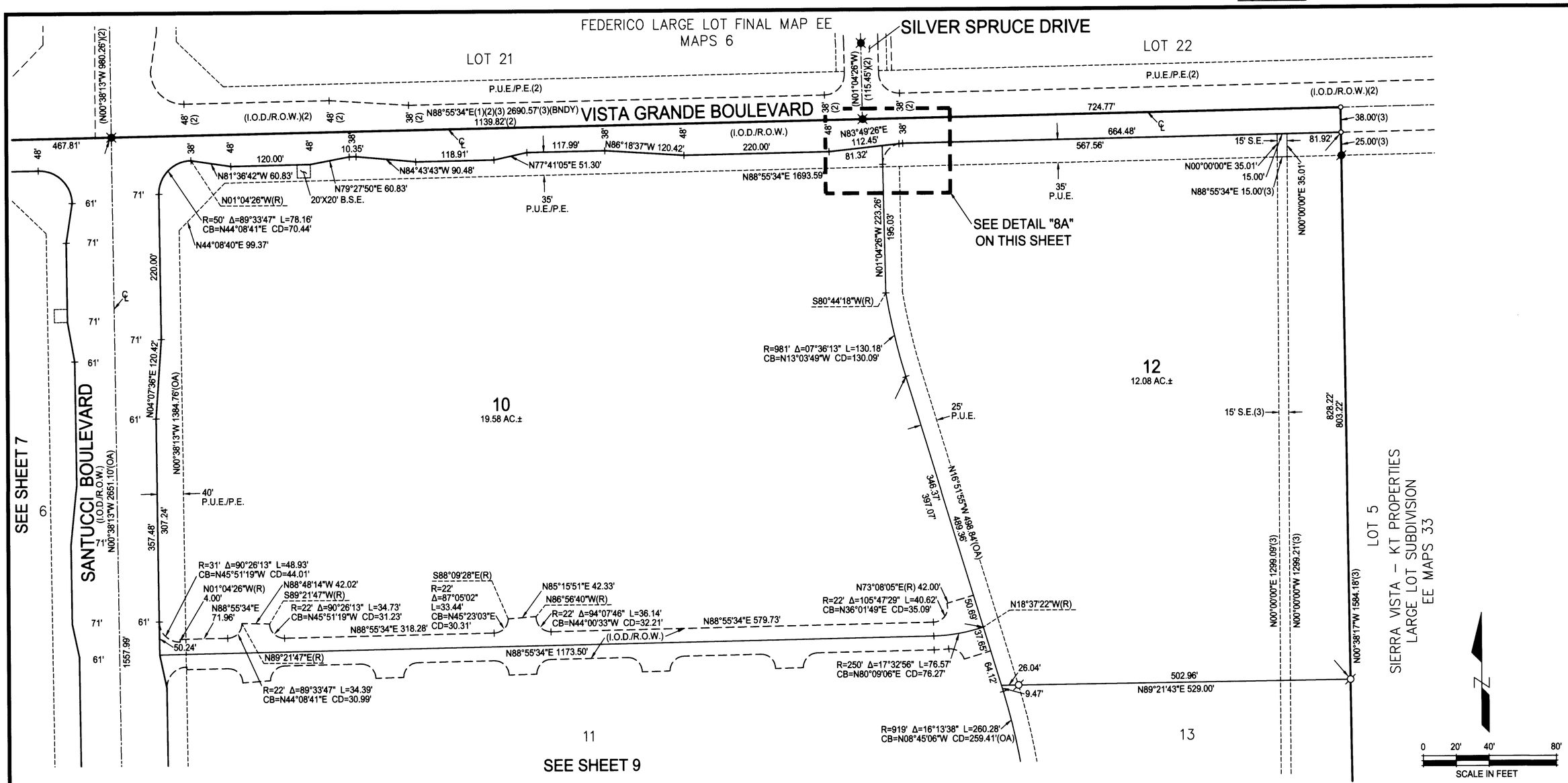
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

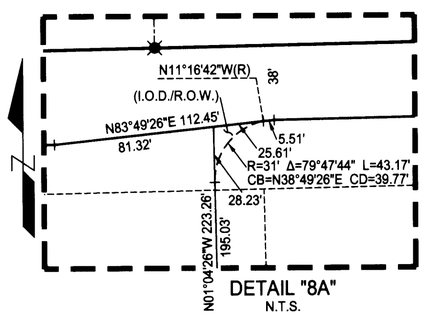
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SEPTEMBER 2020

SHEET 7 OF 9 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES





FINAL MAP OF
SIERRA VISTA - KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
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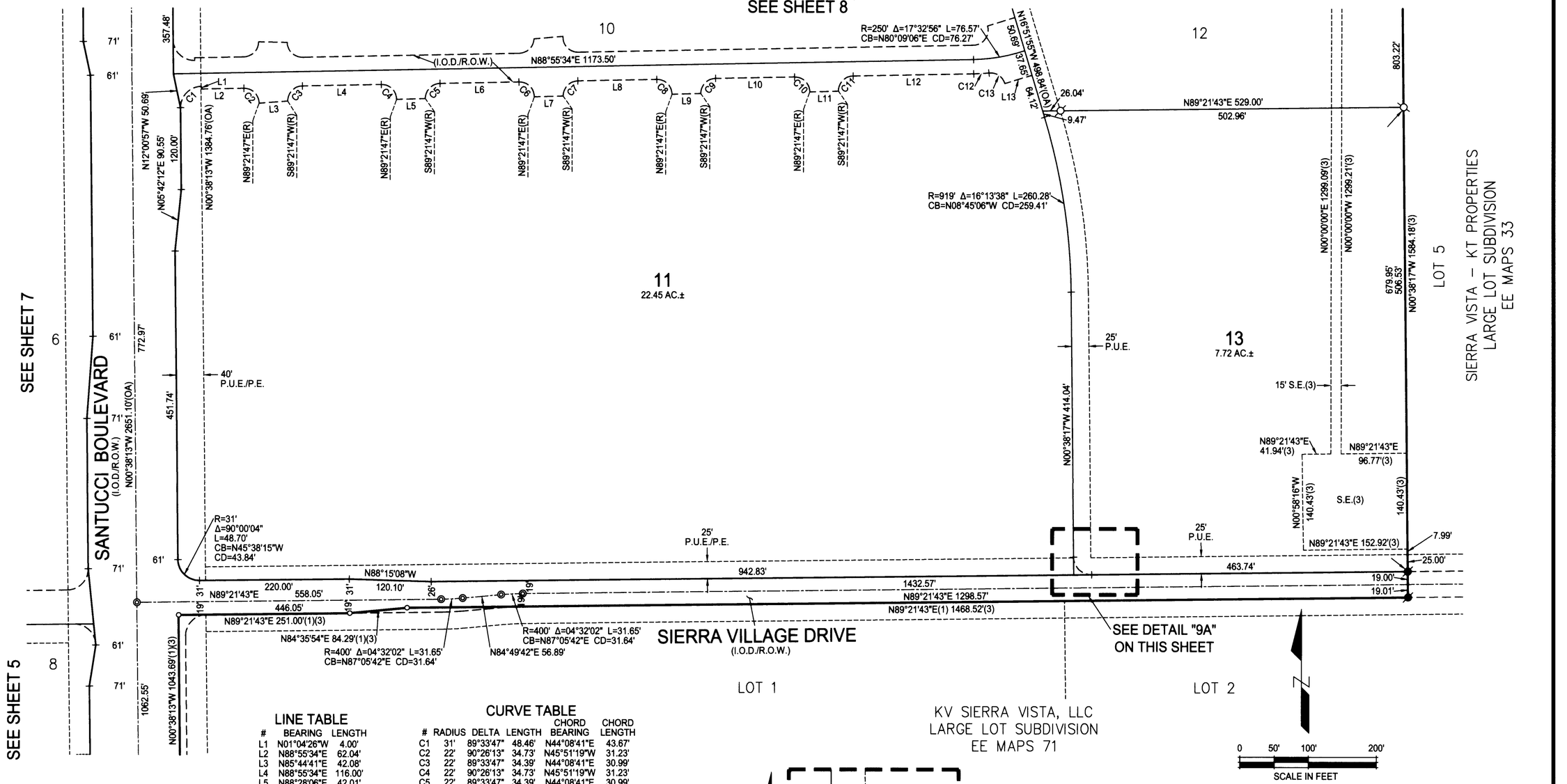
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SEPTEMBER 2020

SHEET 8 OF 9 7310.024

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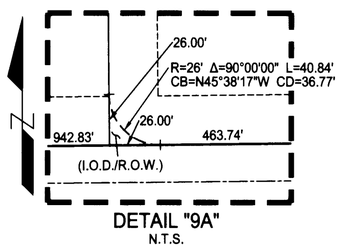


LINE TABLE

#	BEARING	LENGTH
L1	N01°04'26"W	4.00'
L2	N88°55'34"E	62.04'
L3	N85°44'41"E	42.08'
L4	N88°55'34"E	116.00'
L5	N88°28'06"E	42.01'
L6	N88°55'34"E	116.00'
L7	N88°28'06"E	42.01'
L8	N88°55'34"E	116.00'
L9	N88°28'06"E	42.01'
L10	N88°55'34"E	116.00'
L11	N88°28'06"E	42.01'
L12	N88°55'34"E	176.80'
L13	N73°08'05"E	42.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31'	89°33'47"	48.46'	N44°08'41"E	43.67'
C2	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C3	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C4	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C5	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C6	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C7	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C8	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C9	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C10	22'	90°26'13"	34.73'	N45°51'19"W	31.23'
C11	22'	89°33'47"	34.39'	N44°08'41"E	30.99'
C12	271'	04°42'24"	22.26'	N86°34'22"E	22.26'
C13	22'	78°54'55"	30.30'	N56°19'23"W	27.96'



DETAIL "9A"
N.T.S.

FINAL MAP OF
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SHEET 9 OF 9 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

Bond No. LICX1195242
Premium $ 13,715.00 / annum

SIERRA VISTA SPECIFIC PLAN MITIGATION FEE PROGRAM
FAITHFUL PERFORMANCE BOND
(Project: Sierra Vista Phase II - Santucci Blvd. **)**

WHEREAS, the City of Roseville ("CITY") and Sierra Vista Communities, LLC **("DEVELOPER") have entered into an Infrastructure Fee Credit/Fee Reimbursement Agreement whereby DEVELOPER is required to construct certain public infrastructure and to furnish a faithful performance bond in favor of CITY guaranteeing the construction of said public infrastructure; and**

WHEREAS, DEVELOPER has entered into a contract with Sierra Vista Communities, LLC **as contractor ("PRINCIPAL") for the work described as** Improvements for Major Road **(the "WORK"). The contract ("AGREEMENT"), for the WORK described above, and all of its terms and conditions are incorporated by reference and made a part hereof; and**

WHEREAS, PRINCIPAL is required to furnish a bond in connection with the AGREEMENT guaranteeing its faithful performance; and

NOW, THEREFORE, we the undersigned PRINCIPAL and Lexon Insurance Company **, a** Texas corporation **, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto DEVELOPER or CITY or its successors and assigns in the sum of** Two million one hundred nine thousand nine hundred thirty-one and 38/100 **dollars ($** 2,109,931.38 **) (which amount is not less than 100% of the AGREEMENT price) to be paid to DEVELOPER or CITY or its successors and assigns; and for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns jointly and severally, firmly by these presents.**

The condition of this obligation is such that if PRINCIPAL, or its heirs, executors, administrators, successors or assigns, shall abide by, and in all respects promptly and faithfully perform the covenants, conditions and provisions in said AGREEMENT and any alteration thereof made as therein provided, notice of which alterations to SURETY being hereby waived, on its part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless DEVELOPER or CITY, its officers, agents, employees, volunteers as therein stipulated, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

As condition precedent to the satisfactory completion of the contract, the obligation of PRINCIPAL and SURETY under this Bond shall remain in effect for a

period of one (1) year after the completion and acceptance of the WORK. During that time, if PRINCIPAL, its heirs, executors, administrators, successors or assigns fails to make full, complete and satisfactory repair and replacement or totally protect DEVELOPER or CITY from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the WORK, then the obligation shall remain in full force and effect. However, anything in this paragraph to the contrary notwithstanding, the obligation of SURETY shall continue so long as any obligation of PRINCIPAL remains.

No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and DEVELOPER, or any forbearance on the part of the DEVELOPER or CITY shall operate to relieve SURETY. SURETY hereby waives the provisions of Section 2819 of the California Civil Code. SURETY waives all rights of subrogation against the DEVELOPER or CITY or any person employed by the DEVELOPER or CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

Whenever PRINCIPAL shall be and declared by DEVELOPER or CITY to be in default under the AGREEMENT, SURETY shall promptly remedy the default, or shall promptly do one of the following at DEVELOPER's or CITY's election:

1. Undertake through its agents or independent contractors, reasonably acceptable to DEVELOPER or CITY, to complete the AGREEMENT in accordance with its terms and conditions and to pay and perform all obligations of PRINCIPAL under the AGREEMENT, including without limitation, all obligations with respect to warranties, guarantees, and the payment of liquidated damages.

2. Reimburse DEVELOPER or CITY for all costs DEVELOPER or CITY incurs in completing the AGREEMENT, and in correcting, repairing or replacing defects in materials or workmanship and/or materials and workmanship which do not conform to the specifications in the AGREEMENT.

SURETY's obligations hereunder are independent of the obligations of any other surety for the performance of the AGREEMENT, and suit may be brought against SURETY and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing DEVELOPER's or CITY's rights against the others.

No right of action shall accrue on this bond to or for the use of any person or corporation other than DEVELOPER or CITY or its successors or assigns.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by DEVELOPR or CITY in successfully

enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named, on the 18th **day of** August, **20**20.

PRINCIPAL: Sierra Vista Communities, LLC,
a California limited liability company
By: Lennar Homes of California, Inc., a California corporation, Managing Member

BY: _____

PRINT NAME: Larry Galca

PRINT TITLE: Vice Pres

AND

BY: _____

PRINT NAME: Robert Tunmore

PRINT TITLE: Vice Pres.

SURETY: Lexon Insurance Company

BY: _____

PRINT NAME: Mechelle Larkin
Attorney-in-Fact

PRINT TITLE: _____

MAILING ADDRESS:

10002 Shelbyville Rd., Suite 100

Louisville, KY 40223

(Notarization by Surety and copy of Power of Attorney required.)

APPROVED AS TO FORM:

BY: _____
City Attorney

[E:\bonds\sierra vista faithful performance.docx; 3/28/2018]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 8-18-2020 (DATE) before me, Kathy R. Mair, Notary Public ([Name of Notary Public and Title "Notary Public"]),

personally appeared Mechelle Larkin ([Name(s) of Signer(s)]),

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

KATHY R. MAIR
Notary Public - California
Orange County
Commission # 2193966
My Comm. Expires May 22, 2021

Place Notary Seal Above

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mechelle Larkin

- ☐ Corporate Officer – Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Individual ☒ Attorney-in-Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer – Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Individual ☐ Attorney-in-Fact
- ☐ Trustee ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

POWER OF ATTORNEY

11857

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its statutory home office in Austin, Texas, does hereby constitute and appoint: Mechelle Larkin, Kathy R. Mair, My Hua, Brenda Wong, Tenzer V. Cunningham, Martha Gonzales, Joaquin Perez, Jeffrey Strassner its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed $5,000,000.00, Five Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 22nd day of June, 2018.

LEXON INSURANCE COMPANY

BY _____
Brian Beggs
President

ACKNOWLEDGEMENT

On this 22nd day of June, 2018, before me, personally came Brian Beggs to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 5-9-2023

BY _____
Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 18TH Day of AUGUST, 2020.

BY _____
Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer } ss.

On August 20, 2020 before me, Monique Reynolds,

Notary Public, personally appeared Larry Gualco,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MONIQUE REYNOLDS
Notary Public - California
Placer County
Commission # 2171051
My Comm. Expires Nov 24, 2020

Signature

(seal)

OPTIONAL INFORMATION

Date of Document

Type or Title of Document Sierra Vista Phase II Santucci

Number of Pages in Document

Document in a Foreign Language

Thumbprint of Signer

Type of Satisfactory Evidence:
_____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

☐ Check here if no thumbprint or fingerprint is available.

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer } ss.

On August 20, 2020 before me, Monique Reynolds,

Notary Public, personally appeared Robert Tummolo,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MONIQUE REYNOLDS
Notary Public - California
Placer County
Commission # 2171051
My Comm. Expires Nov 24, 2020

Signature Monique Reynolds

(seal)

OPTIONAL INFORMATION

Date of Document _____

Type or Title of Document Sierra Vista Phase II Santucci

Number of Pages in Document _____

Document in a Foreign Language _____

Thumbprint of Signer

Type of Satisfactory Evidence:
_____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

☐ Check here if no thumbprint or fingerprint is available.

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

CALIFORNIA DEPARTMENT OF INSURANCE

- Company Profile
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COMPANY PROFILE

Company Information

LEXON INSURANCE COMPANY

12890 LEBANON ROAD
MOUNT JULIET, TN 37216

Old Company Names **Effective Date**

Agent For Service

Melissa DeKoven
2710 Gateway Oaks Drive, Suite 150N
Sacramento CA 95833-3505

Reference Information

NAIC #:	13307
California Company ID #:	5113-6
Date Authorized in California:	06/02/2008
License Status:	UNLIMITED-NORMAL
Company Type:	Property & Casualty
State of Domicile:	TEXAS

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NAIC Group List

NAIC Group #: 3219 Sompo Grp

Lines Of Business

The company is authorized to transact business within these lines of insurance.
For an explanation of any of these terms, please refer to the glossary.

SURETY

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City Council Communication

Meeting Date: 9/3/2025
Item #: VII.13
File #: 0206-01-03
Item ID: 2025-578

Title:	Second Reading - Formation of Creekview Phase 5 Community Facilities District No. 1 (Public Facilities)
Contact:	Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

SUMMARY

Staff recommends approval of a Second Reading Ordinance Levying Special Taxes Within the City of Roseville Creekview Phase 5 Community Facilities District No. 1 (Public Facilities).

RECOMMENDATION

Staff recommends adoption of an ordinance Levying Special Taxes Within the City of Roseville Creekview Phase 5 Community Facilities District No. 1 (Public Facilities).

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Jeannine Thrash, Management Analyst

Scott Pettingell, Finance Director

ATTACHMENTS:

1. Ordinance 6987

REVIEWERS:

Katrina Six, City Clerk Department — Created/Initiated - 8/18/2025

ORDINANCE NO. 6987

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE LEVYING SPECIAL TAXES WITHIN CITY OF ROSEVILLE CREEKVIEW PHASE 5 COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)

WHEREAS, on July 16, 2025, this City Council (the "City Council") of the City of Roseville (the "City"), adopted a resolution stating its intention to establish "City of Roseville Creekview Phase 5 Community Facilities District No. 1 (Public Facilities)" (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, sections 53311, *et. seq.*, of the California Government Code (the "Act"), to finance the acquisition and construction of certain facilities and to pay for certain City services;

WHEREAS, notice was published as required by the Act relative to the intention of this City Council to form the CFD, to provide for certain public facilities and services and to incur bonded indebtedness for the CFD in an amount not to exceed $92,000,000;

WHEREAS, this City Council has held noticed public hearings as required by the Act relative to (i) the determination to proceed with the formation of the CFD, and the rate and method of apportionment of the special tax to be levied within the CFD to finance a portion of the costs of the facilities and services and (ii) the issuance of not to exceed $92,000,000 of bonded indebtedness for the CFD;

WHEREAS, at said hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD, and the levy of said special taxes within the CFD were heard, substantial evidence was presented and considered by this City Council and a full and fair hearing was held;

WHEREAS, subsequent to the hearing, this City Council adopted resolutions entitled "A Resolution of the City Council of the City of Roseville to Form City of Roseville Creekview Phase 5 Community Facilities District No. 1 (Public Facilities)" (the "Resolution of Formation"), "A Resolution Determining Necessity to Incur Bonded Indebtedness of the City Council of the City of Roseville for Creekview Phase 5 Community Facilities District No. 1 (Public Facilities)" (the "Resolution of Necessity") and "Resolution Calling Special Election of the City Council of the City of Roseville Regarding City of Roseville Creekview Phase 5 Community Facilities District No. 1 (Public Facilities)," which resolutions defined the public facilities and services to be financed by the CFD (the "Facilities" and "Services"), established the CFD, authorized the levy of a special tax within the CFD, determined the necessity to incur bonded indebtedness in the CFD and called an election within the CFD on the propositions of incurring indebtedness, levying a special tax, and establishing an appropriations limit within the CFD, respectively; and

WHEREAS, on August 20, 2025 a special election was held within the CFD at which the qualified landowner-electors approved such propositions by the two-thirds vote required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, as follows:

Section 1. By the passage of this Ordinance, the City Council hereby authorizes and levies special taxes within the CFD pursuant to the Act, at the rate and in accordance with the formula (the "Rate and Method") set forth in the Resolution of Formation, which Resolution of Formation is by this reference incorporated herein. The special taxes are hereby authorized to be levied commencing in fiscal year 2025-26 and in each fiscal year thereafter for such period provided in the Rate and Method, as contemplated by the Resolution of Formation and the Resolution of Necessity, and all costs of administering the CFD.

Section 2. The Finance Director and/or Chief Financial Officer of the City are hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation.

Section 3. Except as set forth in the Rate and Method, properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD in excess of the maximum tax specified in the Rate and Method.

Section 4. All of the collections of the special tax shall be used as provided for in the Act, the Rate and Method and in the Resolution of Formation including, but not limited to, the payment of principal and interest on Bonds issued for the CFD (the “Bonds”), the replenishment of the reserve fund for the Bonds, the payment of the costs of the Facilities and Services, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the special tax.

Section 5. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that this City Council may provide for other appropriate methods of collection by resolutions of this City Council. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent special tax payments. The Finance Director of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Placer in order to effect proper billing and collection of the special tax, so that the special tax may be included on the secured property tax roll of the County of Placer for fiscal year 2025-26 and for each fiscal year thereafter as provided in the Rate and Method.

Section 6. If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD by a court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD shall not be affected.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published within fifteen (15) days after its passage at least once in a newspaper of general circulation published and circulated in the City.

Section 8. This Ordinance shall take effect 30 days from the date of final passage.

****

The foregoing Ordinance was adopted by the City Council of the City of Roseville on the _____ day of _____, 2025, on the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.14
File #: 0102-10
Item ID: 2025-587

Title:	Resolution - Farida Khan
Contact:	Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

SUMMARY

Commend Farida Khan for her 24 years of outstanding service and dedication to the City of Roseville and the Development Services Department, congratulate her for her many accomplishments, and wish her a long, healthy, and fulfilling retirement.

RECOMMENDATION

Commend Farida Khan for her 24 years of outstanding service and dedication to the City of Roseville and the Development Services Department, congratulate her for her many accomplishments, and wish her a long, healthy, and fulfilling retirement.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Ceremonial documents meet the above criteria and are not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

6. Deliver exceptional City services

Respectfully Submitted,
Blair Hutchison, City Clerk Technician

Carmen Avalos, City Clerk

ATTACHMENTS:

1. Resolution - Farida Khan

REVIEWERS:

Blair Hutchison, City Clerk Department — Created/Initiated - 8/26/2025

Katrina Six, City Clerk Department Final Approval - 8/26/2025

Resolution

WHEREAS, Farida Khan began her distinguished career with the City of Roseville Building Division in October of 2001 as a Plans Examiner I; and

WHEREAS, during her career Farida was promoted to Plans Examiner II in 2004, Senior Building Plans Examiner in 2018, and ultimately Building Plans Examiner Supervisor in 2024; and

WHEREAS, Farida played an instrumental role in the issuance of over 125,000 building permits with a total valuation of over $10 billion during the time the City's population increased from 91,378 in 2002 to over 166,000 today; and

WHEREAS, Farida's tenure has ensured the safe construction and occupancy of over 35,000 residential units and over 20.9 million square feet of commercial development within the City; and

WHEREAS, Farida's direct involvement and oversight of building plan checks contributed to the safe construction of significant projects including the Roseville Automall, Hewlett Packard, McKesson, Fed-Ex, Federal Bureau of Investigations field offices, Galleria Mall, Creekside Town Center, The Fountains, two City-owned parking structures and numerous other privately-owned parking structures, Martha Riley Library, Mahany Recreation Facility, Mike Shellito Pool, Top Golf, six City Fire Stations, Sutter Hospital, Kaiser Hospital, Adventist Health Corporate Offices, Amazon distribution center, Villa Sports, and Lifetime Fitness to name a few; and

WHEREAS, on October 21, 2010, Farida was an instrumental member of the team responsible for quickly and safely reopening the Galleria Mall following a devastating fire that destroyed 20 stores with an estimated $55 million in damages, prompting the Governor to declare a state of emergency; and

WHEREAS, Farida received Sacramento Valley Association of Building Officials Plans Examiner of the Year Award in 2020; and

WHEREAS, with Farida's assistance, the Building Division was accredited in 2008 by the International Accreditation Service and received the Building Department of the Year Award in 2010; and

WHEREAS, Farida's 24-year career in the Building division gave her the opportunity to develop, train, and coach countless people and impart her professional knowledge, experience, and passion to future generations of building safety professionals.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **FARIDA KHAN** be commended for her 24 years of outstanding service and dedication to the City of Roseville and the Development Services Department. We congratulate her for her many accomplishments, and wish her a long, healthy, and fulfilling retirement.

SIGNED and APPROVED this 3rd day of September 2025.

CITY OF ROSEVILLE
INCORPORATED APRIL 10, 1909

KRISTA BERNASCONI, MAYOR

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.15
File #: 0102-16 & 0201-01
Item ID: 2025-550

Title:	Council Discretionary Funds - Budget Adjustment
Contact:	Heather Blanco 916-746-1171 hblanco@roseville.ca.us

SUMMARY

Staff recommends approval of a budget adjustment in the amount of $5,821 to carry forward unappropriated FY2024-25 Discretionary Funds for use in FY2025-26.

RECOMMENDATION

Recommend that the City Council adopt an ordinance approving a budget adjustment in the amount of $5,821 to carry forward unappropriated FY2024-25 Discretionary Funds for use in FY2025-26.

BACKGROUND

The Citizens' Benefit Fund was established in 1993 with the net proceeds from the sale of the Roseville Hospital. The City Council may, after receiving the recommendation of the Roseville Grants Advisory Commission, annually appropriate up to 90 percent of the annual earnings of the Citizens' Benefit Fund for the purpose of improving the quality of life for the citizens of the City of Roseville. The City Council, without the recommendation of the Roseville Grants Advisory Commission, may annually appropriate a minor amount, up to $15,000 of the annual earnings, for the purpose of improving the quality of life in Roseville.

The City's fiscal year ended on June 30, 2025, at which time the remaining balance was $5,821.

Per Section 4.06.040 of the Roseville Municipal Code, the unappropriated amount will be carried forward to subsequent fiscal years. Doing so would allow the Council greater flexibility on discretionary requests received in FY2025-26. Carrying forward the unspent $5,821 will increase the Council Discretionary FY2025-26 from $15,000 to $20,821. The method to process the carry-over is the standard budget adjustment request form.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund. Annually, the Assistant City Manager/Chief Financial Officer allocates $15,000 of the annual earnings of the Citizens' Benefit Fund per section 4.06.040 in the Municipal Code and includes it in the annual budget along with the Citizens' Benefit Fund resources available for appropriation each year. These earnings are restricted for the purpose of improving the quality of life for Roseville residents and appropriated by the City Council.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. This budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

5. Support community engagement and advocacy

Respectfully Submitted,
Heather Blanco, Executive Assistant

Dennis Kauffman, Chief Financial Officer/Assistant City Manager

ATTACHMENTS:

1. Ordinance 6984

REVIEWERS:

Heather Blanco, City Manager Department - City Manager	Created/Initiated - 8/18/2025
Heather Blanco, City Manager Department - City Manager	Approved - 8/18/2025
Dominick Casey, City Clerk Department	Approved - 8/19/2025
Gretchen Hakala, City Attorney Department	Approved - 8/20/2025
Katrina Six, City Clerk Department	Approved - 8/20/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/20/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/22/2025
Dominick Casey, City Clerk Department	Approved - 8/22/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

ORDINANCE NO. 6984

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2025-26 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2025-26, is hereby amended as listed on the attached budget adjustment for the carryforward of Citizens' Benefit Fund Council Discretionary funds.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 07/03/2025

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Heather Blanco, Executive Assistant	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Heather Blanco, Executive Assistant	ORDINANCE:	
DEPARTMENT/DIVISION:	City Manager		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3901	5570	54091		5,822	Council Discretionary Funds FY25 to FY26 balance carry forward (**Function - 30504)**
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				**5,822**	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
REVENUES/TRANSFERS IN TOTAL				**-**	

NET ADJUSTMENT	**5,822**	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3901	3601	00000	000000	(5,822)	Decrease Citizens' Benefit Fund balance
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				**(5,822)**	

Justification for Budget Adjustment:

Per Roseville Municipal Code (Section 4.060.040), City Council has the authority to carry forward any unappropriated Citizens' Benefit Fund Council Discretionary Funds from one fiscal year to the next. This budget adjustment requests to carry forward $5,822 from FY2025 to FY2026, which will increase the Council's Discretionary Funds for FY2026 to $20,822.

City Council Communication

Meeting Date: 9/3/2025
Item #: VII.16
File #: 0102-03
Item ID: 2025-641

Title:	Minutes of Prior Meetings
Contact:	Melissa Lipp 916-774-5268 MLLipp@roseville.ca.us

SUMMARY
Staff recommends approval of the minutes of the August 20, 2025 City Council Meeting.

RECOMMENDATION
Approve the minutes of the August 20, 2025 City Council Meeting.

BACKGROUND
Not applicable.

FISCAL IMPACT
There is no fiscal impact associated with this request.

ENVIRONMENTAL REVIEW
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The City Council minutes are not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS
6. Deliver exceptional City services

Respectfully Submitted,
Melissa Lipp, City Clerk Technician

Carmen Avalos, City Clerk

ATTACHMENTS:
1. Minutes

REVIEWERS:

Melissa Lipp, City Clerk Department	Created/Initiated - 8/26/2025
Melissa Lipp, City Clerk Department	Final Approval - 8/26/2025

Krista Bernasconi, Mayor
Karen Alvord, Vice Mayor
Bruce Houdesheldt, Councilmember
Tracy Mendonsa, Councilmember
Pauline Roccucci, Councilmember
Dominick Casey, City Manager
Michelle Sheidenberger, City Attorney
Carmen Avalos, City Clerk

MINUTES

City Council Regular Meeting
August 20, 2025
6:00 PM
City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

Vice Mayor Alvord called the meeting to order at 6:02 PM.

II. ROLL CALL

Present: Vice Mayor Alvord, Councilmember Houdesheldt, Councilmember Roccucci.
Absent: Councilmember Mendonsa, Mayor Bernasconi.

III. PLEDGE OF ALLEGIANCE

Roseville High School Student Eric led the Pledge of Allegiance.

IV. MEETING PROCEDURES

City Clerk Carmen Avalos announced the procedures for addressing the City Council.

V. PRESENTATIONS

1. Resolution - Westfield Galleria's 25th Anniversary

Summary: Commend Westfield Galleria at Roseville for their 25 years of dedication to excellence, ongoing collaboration, and unwavering commitment to serving our community.

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

The presentation was made to Senior General Manager of Westfield Galleria at Roseville, Jeff Richardson, who responded.

2. Resolution - Roseville Moose Lodge's 100th Anniversary

Summary: Commend the Roseville Moose Lodge for its 100th anniversary of dedicated service, community involvement, and fostering fellowship, and extend congratulations and best wishes for continued success in serving Roseville for many years to come.

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

The presentation was made to Moose Lodge 100th Anniversary Committee Chair, Art Escajada, who responded.

VI. PUBLIC COMMENTS

This is the first opportunity to make a public comment on non-agenda items.

Lorin Meeks-Harris - Thanked Council for attending the Grants Advisory Commission meeting.

Troy Morris - Spoke on trash along the creeks from homeless encampments.

Steven Alesci - Spoke on being homeless.

Sheila Martin - Spoke in support of the AMI Program.

VII. CONSENT CALENDAR

No public comment received.

Motion by Councilmember Houdesheldt, seconded by Councilmember Roccucci, to Approve the Consent Calendar. The motion Passed.

Ayes: Councilmember Houdesheldt, Councilmember Roccucci, Vice Mayor Alvord.
Absent: Councilmember Mendonsa, Mayor Bernasconi.

3. Fairway Drive and Junction Boulevard Arterial Resurfacing Project - Approval of Plans and Specifications and Authorization to Call for Bids (PUBLIC WORKS DEPARTMENT - ENGINEERING - CITY PROJECT'S)

Summary: Staff recommends approval of the plans and specifications for the Fairway Drive and Junction Boulevard Arterial Resurfacing Project and authorization for staff to call for bids. The project scope includes replacement of failed sections of asphalt pavement and placement of a surface treatment. Roadway segments include the entirety of Fairway Dr. from Blue Oaks Blvd. to Stanford Ranch Rd. and Junction Blvd. from Washington Blvd. to Foothills Blvd. Construction is anticipated to begin this fall with completion in summer of 2026. The project is estimated to cost $4,300,000 and will be funded with Regional Surface Transportation Program federal funds, CalRecycle state funds, Roseville Finance Authority Capital Project funds and Highway User Tax funds. No General Fund resources will be used for this project.

CONTACT: Nick Bumb 916-746-1313 nfbumb@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the plans and specifications for the Fairway Drive and Junction Boulevard Arterial Resurfacing Project and authorize staff to call for bids.

4. Sun Rose Permanent Supportive Housing - Budget Adjustment (ECONOMIC DEVELOPMENT DEPARTMENT - HOUSING)

Summary: Staff recommends approval of a budget adjustment to carry forward $343,714.11 in unspent funding from FY2024-25 that is available in the HOME Program Income fund to support

the remaining loan amount for the Sun Rose Apartments project. No General Fund resources will be used for this project.

CONTACT: Emily Sawin, Trisha Isom 916-774-5388, 916-746-1239 esawin@roseville.ca.us, tisom@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Ordinance No. 6980 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an approporiation measure.

5. **Engage, Empower, and Implement Grant - New Non-Capital Improvement Project Approval, Subrecipient Agreement, and Budget Adjustment** (ECONOMIC DEVELOPMENT DEPARTMENT)

Summary: Staff recommends approval of a new Non-Capital Improvement Project – Roseville Invest Health Data Challenge Engage, Empower, Implement Collaboration and a Subrecipient Agreement with the Health Education Council to implement the Sacramento Area Council of Governments Engage, Empower, Implement Grant. Staff also recommends approval of a budget adjustment appropriating $180,000 in the Grants Fund with corresponding grant revenue in the Project.

CONTACT: Gina McColl 916-774-5452 gmccoll@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the establishment of the Roseville Invest Health Data Challenge Engage, Empower, Implement Collaboration new non-capital improvement project; and

b. Adopt Resolution No. 25-276 approving an Agreement by and between the City of Roseville and the Health Education Council and authorizing the City Manager to execute it on behalf of the City of Roseville; and

c. Adopt Ordinance No. 6981 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an appropriation measure.

6. **Biological Monitoring Services - Professional Services Agreement** (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - PARK MAINTENANCE)

Summary: Staff recommends approval of a professional services agreement to provide biological monitoring services with Vollmar Natural Lands Consulting, Inc. in the amount of $235,000 in the current fiscal year, with an option to extend the agreement in one (1) year increments for up to an additional four (4) years, and to authorize the City Manager to execute this agreement as well as annual renewals without further Council approval. The total not-to-exceed amount for five years is $1,257,921, which includes costs to provide routine services, monitor future natural areas and on-call biological monitoring services for various City departments. Funding is included in the Parks, Recreation and Libraries budget in various City funds, including the Open Space Fund.

CONTACT: Eric Dexter 916-746-1769 edexter@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-272 approving a professional services agreement with Vollmar Natural Lands Consulting, Inc. and authorize the City Manager to execute it on behalf of the City of Roseville.

7. **Woodbridge Park Tennis & Pickleball Court Renovation Project - Reject all Bids and Authorize Staff to Call for New Bids** (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - PARK DEVELOPMENT)

Summary: Staff recommends the rejection of all bids, and authorize staff to call for new bids for the Woodbridge Park Tennis & Pickleball Court Renovation Project. The Woodbridge Park Tennis & Pickleball Court Renovation Project includes Tennis/Pickleball Court surface and accessibility improvements. Additional landscape and Tennis/Pickleball Court improvements will be included as funding allows. Funding for this Project was approved in the Parks, Recreation & Libraries Capital Project Fund through the FY2024-25 budget process.

CONTACT: Josh Cervantes 916-746-1233 jrcervantes@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-274 rejecting all bids for the Woodbridge Park Tennis & Pickleball Court Renovation Project; and

b. Authorize staff to call for new bids for the Woodbridge Park Tennis & Pickleball Court Renovation Project.

8. **California Greenhouse Gas Cap-and-Trade Program – 2026 Allowance Allocation** (ELECTRIC DEPARTMENT - RESOURCE PLANNING & GENERATION)

Summary: Staff recommends approving 100% of the City’s 2026 Greenhouse Gas (GHG) allowances to the Compliance account for future compliance obligations, with no allowances allocated to the Auction account. There is no direct fiscal impact associated with the GHG allowance allocation. The allowances, valued at approximately $8.7 million, will be used to offset future GHG compliance costs.

CONTACT: Long Zhang 916-774-5652 lzhang@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-281 approving 100% of the allocation of the City's 2026 Greenhouse Gas Cap-and-Trade Program allowances.

9. **West Roseville Specific Plan Parcel W-16 - Summary Vacation** (DEVELOPMENT SERVICES - PLANNING)

Summary: Staff recommends approval of the summary vacation of a portion of a Public Utility Easement (PUE) on West Roseville Specific Plan Parcel W-16. The requested abandonment will vacate approximately 12,200 square feet of a PUE and facilitate on-site development. The required conditions for the summary vacation have been met. The requested action will have no fiscal impact on the City's General Fund.

CONTACT: Shelby Maples 916-746-1347 smaples@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-282 ordering summary vacation of portion of a public utility easement at 3200 Pleasant Grove Boulevard.

10. Response to 2024-2025 Grand Jury Final Report: "Conflict of Interest Code, Form 700, Ethics Training Compliance, Are Cities in Placer County Compliant?" (CITY ATTORNEY DEPARTMENT)

Summary: Staff recommends Council authorize the Mayor to execute a response to the Placer County Grand Jury's 2024-2025 Final Report: "Conflict of Interest Code, Form 700, Ethics Training Compliance, Are Cities in Placer County Compliant?".

CONTACT: Joseph Speaker 916-774-5325 jspeaker@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-275 authorizing the Mayor to execute a response to the Placer County Grand Jury's 2024-2025 Final Report on behalf of the City of Roseville.

11. Staffing Changes (HUMAN RESOURCES DEPARTMENT)

Summary: As part of an ongoing assessment of the appropriate staffing levels to provide a high level of service to the community, staff recommends approval of the Roseville Firefighters, Local 1592 A & B salary schedules, reflecting the addition of a Fire Plans Examiner classification, and the Management A & B salary schedules, reflecting the addition of an Operational Technology and Security Administrator classification. Updates to the City allocation schedule reflect: the addition of one (1), regular, full-time position consisting of a Fire Plans Examiner; the deletion of one (1) regular, full-time position; and the reclassification of two (2), regular, full-time positions, one from a Utility Customer Service Field Representative I/II to a Water Distribution Worker I/II and one from a Preventative Maintenance Supervisor to an Operational Technology and Security Administrator. Most of these allocation changes were included in the Fiscal Year (FY) 2025-26 budget. For the remainder of FY2025-26, the financial impact of the recommendations to the Water Operations Fund is $1,697.

CONTACT: Macy Dippert 916-774-5215 mdippert@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Ordinance No. 6982 amending Ordinance No. 6899, the salary ordinance for employees represented by Roseville Firefighters, Local 1592, as amended by appendix "E", to be effective August 23, 2025 as an urgency measure; and

b. Adopt Ordinance No. 6983 amending Ordinance No. 6968, the salary ordinance for management employees, as amended by appendix “K” to be effective August 23, 2025, as an urgency measure.

c. Approve the attached administrative correction of the citywide allocation schedule effective July 26, 2025.

d. Approve the attached citywide allocation schedule effective August 23, 2025.

12. Resolution - David Samuelson

Summary: Commend David Samuelson for his 28 years of outstanding service and dedication to the City of Roseville and the Environmental Utilities Department, congratulate him for his many accomplishments, and wish him a long, healthy, and fulfilling retirement.

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

13. Minutes of Prior Meetings (CITY CLERK DEPARTMENT)

Summary: Staff recommends approval of the minutes of the August 6, 2025 City Council Meeting.

CONTACT: Melissa Lipp 916-774-5268 MLLipp@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the minutes of the August 6, 2025 City Council Meeting.

END OF CONSENT CALENDAR

VIII. PRESENTATIONS/REPORTS

14. Placer Valley Soccer Complex - Universally Accessible Playground Naming Rights Sponsorship Agreement (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - RECREATION)

Summary: Staff recommends approval of a Universally Accessible Playground Naming Rights Agreement with Roseville Electric Utility, to name the playground located at the Placer Valley Soccer Complex the "Power Playground" for a three-year term effective January 1, 2026 through December 31, 2028. Roseville Electric Utility will pay $25,000 per year for these naming rights, for a total of $75,000 during the term of the agreement. These funds will support operational and replacement costs at the playground.

CONTACT: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-273 approving an agreement by and between the City of Roseville and Roseville Electric Utility, and authorizing the City Manager to execute it on behalf of the City of Roseville and the Electric Utility Director to execute it on behalf of Roseville Electric Utility.

Parks, Recreation & Libraries Director Jill Geller made the presentation to the City Council.

Parks, Recreation, and Libraries Manager Jeff Nereson continued the presentation.

Assistant Electric Utility Director Bill Forsythe continued the presentation.

No public comment received.

Motion by Councilmember Roccucci; seconded by Vice Mayor Alvord, to Adopt Resolution No. 25-273 approving the agreement by and between the City of Roseville and Roseville Electric Utility, and authorizing the City Manager to execute it on behalf of the City of Roseville and the Electric Utility Director to execute it on behalf of Roseville Electric Utility. The motion Passed.

Ayes: Vice Mayor Alvord, Councilmember Houdesheldt, Councilmember Roccucci,
Absent: Councilmember Mendonsa, Mayor Bernasconi.

15. Fiscal Year 2024-25 Third Quarter Report (FINANCE DEPARTMENT - BUDGET)

Summary: Staff recommends Council accept an overview of the third quarter results, including forecasted year-end projections. The presentation will include the City's financial position through the third quarter of FY2024-25 for (1) the General Fund, (2) the enterprise operating funds, and (3) selected revenue funds. This summary is provided in accordance with Section 7.15 of the City Charter, which governs budgetary control.

CONTACT: Nancy Rothlisberger 916-774-5314 nrothlisberger@roseville.ca.us

The City Council will consider the recommendation to:

a. This is an informational item and requires no City Council action.

Finance Director Scott Pettingell made the presentation to the City Council.

Lorin Meeks-Harris inquired where the Third Quarter Report could be reviewed.

For information only. No action taken.

IX. PUBLIC HEARINGS

NOTICE TO THE PUBLIC: Public Hearing Process

City Council, when considering the matter, will take the following actions:

1. Open the Public Hearing
2. Presentation by staff
3. Presentation by applicant or appellant
4. Accept public testimony
5. Appellant or applicant rebuttal period
6. Close the Public Hearing

7. City Council comments and questions
8. City Council action

Any challenges in court about public hearing matters noticed on this agenda may be limited to only those issues, that were raised orally at the public hearing or in written form received by the City on or before the hearing.
Public Hearings listed for continuance will be continued and posting of this agenda will serve as notice of continuation.

16. Formation of Creekview Phase 5 Community Facilities District No. 1 (Public Facilities) (FINANCE DEPARTMENT)

Summary: Staff recommends approval of a Resolution to Form Creekview Phase 5 Community Facilities District No. 1 (Public Facilities) and introduce for first reading an ordinance Levying Special Taxes Within the City of Roseville Creekview Phase 5 Community Facilities District No. 1 (Public Facilities). At the request of the landowner, Anthem United Homes, Inc., Creekview Phase 5 Community Facilities District No. 1 is being formed to finance public facilities and public services for the District. The objective of establishing a Community Facilities District (CFD) is to create a land-secured funding mechanism to be used to fund the construction of authorized facilities of the CFD. The CFD will generate special taxes that will be paid by the property owners sufficient to pay the costs for the debt service, maintenance, CFD administration, and any authorized pay-as-you-go facilities, as well as provide funding in the future for maintenance/replacement of constructed facilities. The formation of the CFD will not impact the City's General Fund.

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-277 to Form Creekview Phase 5 Community Facilities District No. 1 (Public Facilities); and

b. Adopt Resolution No. 25-278 Determining Necessity to Incur Bonded Indebtedness of the City Council of the City of Roseville for Creekview Phase 5 Community Facilities District No. 1 (Public Facilities); and

c. Adopt Resolution No. 25-279 Calling Special Election of the City Council of the City of Roseville Regarding Creekview Phase 5 Community Facilities District No. 1 (Public Facilities); and

d. Adopt Resolution No. 25-280 Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien Regarding Creekview Phase 5 Community Facilities District No.1 (Public Facilities); and

e. Introduce for First Reading an Ordinance Levying Special Taxes Within the City of Roseville Creekview Phase 5 Community Facilities District No. 1 (Public Facilities).

Vice Mayor Alvord opened the public hearing at 6:55 p.m.

Finance Director Scott Pettingell made the presentation to the City Council.

City Clerk Carmen Avalos announced the ballot results:
Number of Votes Possible: 58
Number of Votes Yes: 58
Number of Votes No: 0

City Clerk Carmen Avalos announced the ballot measure passed.

No public comment received.

Vice Mayor Alvord closed the public hearing at 6:59 p.m.

Motion by councilmember Houdesheldt, seconded by Councilmember Roccucci to Adopt Resolution No. 25-277 to Form Creekview Phase 5 Community Facilities District No. 1 (Public Facilities); and Adopt RESOLUTION No. 25-278 Determining Necessity to Incur Bonded Indebtedness of the City Council of the City of Roseville for Creekview Phase 5 Community Facilities District No. 1 (Public Facilities); and Adopt RESOLUTION No. 25-279 Calling Special Election of the City Council of the City of Roseville Regarding Creekview Phase 5 Community Facilities District No. 1 (Public Facilities); and Adopt Resolution No. 25-280 Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien Regarding Creekview Phase 5 Community Facilities District No. 1 (Public Facilities); and Introduce for First Reading an Ordinance Levying Special Taxes Within the City of Roseville Creekview Phase 5 Community Facilities District No. 1 (Public Facilities). The Motion Passed.

Ayes: Vice Mayor Karen Alvord, Councilmember Houdesheldt, Councilmember Roccucci.
Absent: Councilmember Mendonsa, Mayor Bernasconi.

X. PUBLIC COMMENTS

This is the second opportunity to make a public comment on non-agenda items.

No public comment received.

XI. STAFF/COUNCIL REPORTS

Councilmember Roccucci reported on various community events.

Councilmember Houdesheldt spoke on attending the Grants Advisory Commission meeting.

Vice Mayor Alvord spoke on the dog park grand openings.

XII. ADJOURNMENT

Vice Mayor Alvord adjourned the meeting at 7:05 p.m.

City Council Communication

Meeting Date: 9/3/2025
Item #: VIII.17
File #: 0103 & 0103-07-03
Item ID: 2025-632

Title:	Planning Commission Vacancy - Appointment
Contact:	Katrina Six 916-774-5267 kmsix@roseville.ca.us

SUMMARY

Staff recommends Council appoint one (1) individual to the Planning Commission to a term expiring June 30, 2026, from applications received from Michael Bradford, Einar Maisch, Lewis McGeorge, Jason Probst, and Jim Ratliff.

RECOMMENDATION

Staff recommends that the City Council:

a. Appoint one (1) individual to the Planning Commission to a term expiring June 30, 2026, from applications received from Michael Bradford, Einar Maisch, Lewis McGeorge, Jason Probst, and Jim Ratliff.

BACKGROUND

Appointments are due to be made as a result of an unscheduled vacancy. Andrae Randolph has vacated his spot on the Planning Commission. Video interviews of the applicants were conducted by the City Clerk Department, and the City Attorney's Office reviewed the Statements of Economic Interest (Form 700) for potential conflicts of interest. The applications, video interviews, and confidential attorney review are compiled and provided to the City Council for consideration.

FISCAL IMPACT

There is no fiscal impact.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The appointment of members to boards or commissions meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

5. Support community engagement and advocacy

Respectfully Submitted,
Katrina Six, City Clerk Technician

Carmen Avalos, City Clerk

ATTACHMENTS:

REVIEWERS:

Katrina Six, City Clerk Department	Created/Initiated - 8/21/2025
Helen Dreyer, City Clerk Department	Approved - 8/21/2025
Gretchen Hakala, City Attorney Department	Approved - 8/21/2025
Katrina Six, City Clerk Department	Approved - 8/21/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/21/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/21/2025
Dominick Casey, City Clerk Department	Approved - 8/21/2025
Katrina Six, City Clerk Department	Final Approval - 8/22/2025

City Council Communication

Meeting Date: 9/3/2025
Item #: VIII.18
File #: 0110 & 0201-01
Item ID: 2025-601

Title:	Roseville Venture Lab - New Non-Capital Multi-Year Project Approval, Program Agreement, Professional Services Agreement, Sponsorship Agreements, and Budget Adjustment
Contact:	Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

SUMMARY

Staff recommends approval of a new Non-Capital Multi-Year Project for the Roseville Venture Lab (RVL), a Program Agreement with the Growth Factory to administer accelerator and incubator programs, a professional services agreement with the Roseville Area Chamber of Commerce to manage the day-to-day operations of the RVL facility, and authorization to execute Sponsorship Agreements with community partners in support of the RVL initiative. Staff also recommends approval of a budget adjustment in the amount of $394,500 for the new Roseville Venture Lab Project, to cover the expense of program implementation, space management and grant funding allocations associated with operation of RVL. Funding for the proposed initiative will come from the Strategic Improvement Fund ($300,000), the Electric Fund ($20,000), the Environmental Utilities operating funds ($25,000 already budgeted, but being moved to the new project), and other partnering sponsors ($74,500), and will not impact the General Fund.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve a new Non-Capital Multi-Year Project for the Roseville Venture Lab;

2. Adopt a resolution authorizing the City Manager to execute an amended and restated Program Agreement between the City of Roseville and the Growth Factor for the implementation of certain entrepreneurial programs supporting business incubation and accelerator programming;

3. Adopt a resolution authorizing the City Manager to execute a Professional Services Agreement between the City of Roseville and the Roseville Area Chamber of Commerce to manage the Roseville Venture Lab facility;

4. Adopt a resolution approving a Sponsorship Agreement form and authorizing the City Manager to execute Sponsorship Agreements between the City of Roseville and participating sponsors in support of the Roseville Venture Lab; and

5. Adopt an ordinance approving a budget adjustment in the amount of $394,500 to cover costs associated with the continuation of the Roseville Venture Lab.

BACKGROUND

On May 18, 2022, Council approved a program agreement, lease agreement and budget adjustment for the establishment of the Roseville Venture Lab (RVL), in partnership with the Growth Factory (GF). With a

one-time allocation of American Rescue Plan Act (ARPA) funding, this initiative established an entrepreneurship center (with a start-up accelerator) to operate within a vacant City-owned space located at 316 Vernon Street.

Over the last three years, staff have collaborated with the GF and other community partners to implement a range of programs aimed at stimulating small business development, strengthening the start-up ecosystem, advancing the creative economy, expanding workforce development opportunities and engaging local youth, consistent with the Entrepreneurship Strategy approved by Council (See Attachment 1). These programs have received regional recognition and have successfully activated a city-owned space that now attracts an average of 4,000 visitors annually, generating measurable economic benefits backed by both data and stakeholder feedback (further discussion is provided in the Fiscal Impact section of this report).

As we near the end of the initial three-year funding cycle, staff seek to continue RVL efforts with supplemental programming offered by a variety of partners, including Sierra College, Health Education Council, The California Energy, Power & Innovation Collaborative (previously known as the California Mobility Center) and the Roseville Area Chamber. Additional community partners have shown strong interest in supporting this initiative and will assist with in-kind sponsorships and financial assistance.

To date, staff have secured approximately $130,000 in sponsorship commitments and is requesting a budget adjustment of $394,500, which includes $300,000 from the Strategic Improvement Fund and $94,500 in partner funding commitments and/or sponsorships, to support continued RVL operations for a minimum of two years.

EVALUATION

In alignment with RVL objectives outlined in the first three years of the Entrepreneurship Strategy, the City established several community programs that supported Council goals and aligned with the City's Economic Development Strategy. Insights from these initial efforts have informed planned operations for Years 4 and 5. Accordingly, RVL will continue to offer Roseville Rising programs, small business/entrepreneurial mentoring services, creative economy support, and networking events. Additional programming will be provided based on community needs and mutual priorities shared with partners, as outlined below.

Programs

Computer-Aided Design (CAD) Classes: A City-sponsored program offering hands-on training in digital design and drafting using industry-standard tools such as AutoCAD, Fusion 360, and SketchUp. Geared towards students, jobseekers, and individuals exploring new career paths, the program will build foundational skills for careers in architecture, engineering, construction, and manufacturing.

Virtual Reality (VR) Career Exploration Programs: In partnership with the Roseville Joint Union High School District and the Roseville Area Chamber, the program will launch two innovative Virtual Reality experiences to enhance career exploration and support existing Career Technical Education (CTE) pathways. The initiative aims to broaden student awareness of high-demand industries, provide equitable access to advanced career exploration tools, and enrich CTE instruction through immersive, experiential VR content.

Financial Empowerment Programming (FEP): This program initiative will provide free financial literacy workshops, coaching, and youth-focused education to equip residents, students, and entrepreneurs with practical financial skills. Covering topics such as budgeting, credit, saving, investing, and small business finance, FEP is tailored to Roseville's diverse population and includes multilingual resources and targeted support for underserved communities. The program aims to promote long-term financial stability, support entrepreneurial success, and strengthen the city's overall economic resilience.

CalEPIC Workforce Development Programs: In partnership with Cal EPIC, the RVL will host EPIC on the Road, a Mobile Workforce Development Program providing hands-on, career-ready training in energy and transportation technology. The program will equip residents with industry-recognized certifications and will open direct pathways into the region's rapidly growing green economy.

Innovation Challenge: This effort will provide local innovators an opportunity to engage corporate and civic leaders in identifying organizational challenges. In addition, the initiative will include branding/attraction efforts focused on engaging innovative companies that are looking for industry-specific mentors and opportunities to secure pilot programs to test and validate solutions.

Program Agreements

The GF will continue to oversee signature programs in alignment with their organizational strengths (i.e. Roseville Rising, Entrepreneur in Residence (EIR), and business networking events) and proposes an amended program agreement which expressly outlines the program duration, early termination contingencies, personnel management, marketing guidelines, intellectual property rights, data collection, and confidentiality guidelines (see Attachment 2). As noted in the previous approval, the program agreement was independent of the lease agreement between the City of Roseville and GF, and at this time, due to limited funding and staffing restrictions, GF requested to terminate their lease agreement effective July 1, 2025. Per the terms of the original lease, an early termination fee totaling 6 months (minus the offsets for furniture and equipment) will be paid in the amount of $12,120.

Additionally, based on structural changes to the GF's non-profit organization, they are unable to continue managing the day-to-day operation of the facility and temporarily hired the Roseville Area Chamber to manage the space (based on the Chamber's alignment with RVL initiatives and organizational capacity). The City now proposes to enter into a Professional Services Agreement with the Chamber to manage the space for the next two years and provide applicable programming, at a cost not to exceed $80,000 per year (See Attachment 3).

Sponsorship Agreements

Based on current and proposed RVL program offerings, staff anticipate funding totaling approximately $270,000 per year will be needed to cover costs associated with the operation of RVL. Moving forward, continued support of RVL would be supplemented through a variety of grants, partner contributions and in-kind services. Accordingly, staff have worked with community partners to ensure the sustainability of the programs and have secured financial commitments totaling approximately $130,000 from the following partners:

Sponsors	**Amount**
Kaiser Permanente	$25,000
Roseville Environmental Utilities	$25,000

Sierra College	$20,000
Roseville Electric	$20,000
Panattoni Development	$10,000
Downtown Roseville Partnership	$10,000
JMC Homes	$5,000
Wood Rogers	$5,000
Golden 1 Credit Union	$5,000
River Valley Bank	$2,500
Bosch	$2,500

Several organizations, including the following, have also committed to in-kind partnerships to further RVL initiatives and may assist with applying for future grant opportunities:

- Roseville Area Chamber
- Growth Factory
- Health Education Council
- Roseville Joint Union High School District
- Latino Leadership Council
- CalEPIC

To streamline the onboarding of partners who require a formal agreement, staff propose the City Manager have authority to execute Sponsorship Agreements between the City of Roseville and participating sponsors who wish to support the RVL in the future (see Attachment 4).

Program Costs

Project costs over the next two years are estimated to not exceed $560,000. As noted in Attachment 5, this amount includes budgeting for programming, grants, site management and ancillary/miscellaneous costs. Accordingly, staff recommend that the Council authorize the establishment of a Non-Capital Multi-Year Project, Roseville Venture Lab, and adopt an ordinance to approve a budget adjustment appropriating $394,500 to the project (which includes $94,500 in sponsorship revenue) (see Attachment 6). Staff will continue to onboard partners and anticipate that following Year 5 funding will be primarily secured through a variety of grants, partner contributions and in-kind services.

FISCAL IMPACT

Funding for the proposed initiative will come from the Strategic Improvement Fund ($300,000), the Electric Fund ($20,000), the Environmental Utilities operating funds ($25,000 already budgeted, but being moved to the new project), and other partnering sponsors ($74,500), and will not impact the General Fund. Since the launch of RVL, new small businesses have been established with direct support from services provided through the RVL, contributing to job creation, increased local spending, and expanded tax revenue. In addition, several existing businesses, such as Cakes by Jeff, Kidzapalooza, Planted Foods, Westside Eats and Placer Robotics, have experienced growth that has resulted in increased revenue and greater staffing demands after participating in RVL programs. These initiatives not only foster individual success but also strengthen Roseville's economic resilience by building a more skilled workforce, encouraging innovation, and supporting sustainable business development. Additionally, there is a job multiplier effect associated

with the creation of new high-wage jobs that averages approximately a four to one ratio. As a result, several dozen jobs may be created in the technology, professional and service industries through various initiatives, as well as several additional ancillary/service jobs that are created to support the new classifications.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQ Guidelines 15061(b)(3)).

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community
3. Enhance economic vitality
5. Support community engagement and advocacy

Respectfully Submitted,
Wayne Wiley, Economic Development Project Manager

Melissa Anguiano, Economic Development Director

ATTACHMENTS:

1. Resolution 25-293
2. Program Agreement
3. Resolution 25-294
4. Professional Service Agreement
5. Resolution 25-295
6. Standard Sponsorship Agreement
7. Ordinance 6986
8. Attachment 5 - Program Cost Summary

REVIEWERS:

Wayne Wiley, Economic Development Department	Created/Initiated - 8/13/2025
Cary Camilleri, Economic Development Department	Approved - 8/15/2025
Melissa Anguiano, Economic Development Department	Approved - 8/15/2025
Gretchen Hakala, City Attorney Department	Approved - 8/20/2025
Katrina Six, City Clerk Department	Approved - 8/20/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 8/20/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 8/22/2025
Michelle Sheidenberger, City Attorney Department	Approved - 8/22/2025
Dominick Casey, City Manager Department - City Manager	Approved - 8/25/2025
Katrina Six, City Clerk Department	Final Approval - 8/25/2025

RESOLUTION NO. 25-293

APPROVING AN AMENDED AND RESTATED PROGRAM AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND GROWTH FACTORY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an amended and restated program agreement for the implementation of certain entrepreneurial programs supporting business incubation and accelerator programming, by and between the City of Roseville and Growth Factory., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said amended and restated agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Docusign Envelope ID: ED04A500-E6A0-45C8-A98B-B34594A62F07

GROWTH FACTORY

Growth Factory
Amended and Restated Program Agreement with City of Roseville

This Amended and Restated Program Agreement ("Agreement") is entered into by and between the Growth Factory ("Growth Factory"), a California nonprofit public benefit corporation and the City of Roseville ("the City"), a municipal corporation, as of _____, 2025 ("Effective Date"). Growth Factory and the City may be referred to herein collectively as the "Parties," or each individually as a "Party."

The Parties acknowledge and agree that any previous agreement(s) relating to the subject matter herein is terminated and replaced with this Agreement.

Section 1 – Recitals

WHEREAS, Growth Factory is a nonprofit public benefit corporation organized for the specific purpose of providing educational, informational, community development, and other services and opportunities to entrepreneurs and others working with technology and other innovative industries through the development and hosting of various programs and events; and

WHEREAS, Growth Factory is committed to building and fostering a community of entrepreneurs, advisors, potential investors, and partners, in order to help foster and accelerate the development and growth of technology and other innovative startup companies throughout the Northern California region; and

WHEREAS, The City is also committed to building and fostering a community of successful entrepreneurs and small businesses in Roseville; and

WHEREAS, Growth Factory and the City desire to collaborate with one another and under which each Party will participate in the development, marketing, and execution of various projects and initiatives designed to engage, educate, and accelerate local entrepreneurs and innovative startup companies (hereinafter referred to as the "Program"); and

WHEREAS, the Parties intend that this Agreement express their mutual desire and collective goal to support startup companies in the region and assist entrepreneurs and local small business in a collaborative and iterative manner as set forth in this Agreement; and

NOW THEREFORE, the Parties agree as follows:

Docusign Envelope ID: ED04A500-E6A0-45C8-A98B-B34594A62F07

Section 2 – Program Scope and Initiatives

2.1 Program Scope and Initiatives. The Parties agree to work together and collaborate upon various initiatives in support of the Program to spur entrepreneurial activities and economic development in the region as further detailed in the Program Document prepared collectively by the City of Roseville and Growth Factory and attached hereto as Exhibit A. Additional programs may arise based on community needs and will be jointly formed in alignment with the City's Entrepreneurship Strategy.

(a) Roseville Rising Programs. Under the direction of the City of Roseville, the Growth Factory agrees to execute the Roseville Rising Programs to catalyze the launch of new businesses based in the City of Roseville. Roseville Rising Programs will be set at the rate of two (2) per year, as outlined for Year 1 in Exhibit A.

(b) Innovation Challenge. Growth Factory agrees to jointly develop and execute an Innovation Challenge to meet the City's need in identifying a city (or regional) challenge and associated innovative solution from a source that will assist with implementation which may result in a pitch event, pilot program project, or other concept.

(c) Entrepreneur-in-Residence (EIR). The Growth Factory will provide consultation services through weekly office hours and monthly forums to coach and connect local small business owners and startup founders, at a maximum of twenty (20) hours per month. Additional time may be allocated based on availability and at the discretion of the City.

(d) Growth Factory Initiatives. Approximately twenty-five percent (25%) of all Growth Factory-related events and activities will take place at the Roseville Venture Lab located at 316 Vernon Street in Roseville, CA (hereinafter referred to as "Roseville Venture Lab" or "RVL") to further the joint goal of promoting venture-backable companies. In addition to the City and Growth Factory mutually agreeing to a preliminary calendar of events for the duration of the Term (Section 2.3) in which Roseville Venture Lab is reserved for Growth Factory's activities on Tuesdays, Growth Factory may submit additional scheduled activities to the City for review at the beginning of every calendar month. In the event there is a conflict with other potential rentals, space priority may be given to funding partners.

(e) Social Events. The Parties agree to explore the potential of hosting in-person events relevant to the Program in order to engage mutual stakeholders and the community-at-large. These events may include, but are not limited to, meetups, socials, interview panels, and other events as agreed upon by both Parties.

2.2 Program Performance Measures & Reporting. Performance will be measured by specific deliverables and outcomes, with quarterly reporting and ongoing monitoring by the City.

(a) Where applicable, Growth Factory shall track and report (in a spreadsheet format) on the following key performance indicators within thirty (30) days of the program conclusion:

i. Program Applicant Information
ii. Number of participants accepted into the program and number of participants at the conclusion of the program offering.
iii. Demographics information of participants (i.e. zip code of residence, gender, race).
iv. Participant satisfaction based on a post program evaluation survey established by the City and administered by Growth Factory.
v. A comprehensive outline of the program curriculum shall be delivered to the City of Roseville within thirty (30) days following conclusion of the paid program.

(b) Growth Factory shall also submit a written performance report to the City quarterly of other offerings provided in the space, outlining the service, number of participants, and general assistance provided. Growth Factory will also provide contact information for participants who have explicitly opted in to sharing their information with the City.

2.3 Program Duration. The Program will begin on the Effective Date and terminate at the end of July 1 2027, two (2) years from the Effective Date ("Term").

2.4 Optional Renewal. The Program may be renewed for an additional one (1) year at the end of Term at the City's sole discretion and upon prior written approval of the City, unless either Party indicates otherwise through the provisions outlined in Section 7 (Term and Termination).

2.5 Disbursement. Program funding has been identified by the Parties through the Term of this Agreement whereby the City shall disburse to Growth Factory a total sum not to exceed $67,000.00 USD for the programs outlined in Exhibit B, in Year 1. Any increases in Program costs for Year 2 shall not exceed five percent (5.0%) of the Year 1 costs. In no instance will the City be liable for any unauthorized or ineligible costs, or for costs incurred after July 1, 2027, without prior written consent of the City.

2.6 Reimbursement Basis. The City will make payments to Growth Factory in arrears as follows:

(a) Incurred Costs Defined. For purposes of this agreement, Growth Factory has "incurred" a cost only if Growth Factory (i) has paid an expense for Authorized Activities in accordance with the Approved Budget, or (ii) is obligated to pay an expense for Authorized Activities in accordance with the Approved Budget, but has not yet made the payment.

(b) Progress Payments. The Growth factory shall request up to seventy-five percent (75%) of the total program costs in writing to the Economic Development Department no more than fifteen (15) days prior to the program start date. The remaining twenty-five percent (25%) will be paid no later than 30 days following program completion and receipt of all deliverables required and outlined per Section 2.2(a).

2.7 No-Cost Use of Roseville Venture Lab. For all agreed-to programming outside of Roseville Rising, Innovation Challenge, and Entrepreneur-in-Residence activities as outlined in Section 2.1, the City will provide access to Roseville Venture Lab at no

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cost to Growth Factory not to exceed twenty (20) hours per week and at the City's sole discretion.

Section 3 – Insurance

3.1 During the term of this agreement, Growth Factory shall maintain insurance coverage as follows:

(a) Commercial General Liability Insurance providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage, and personal injury, arising out of activities performed by or on behalf of Growth Factory, its subcontractors, products and completed operations of Growth Factory, its subcontractors, and premises owned, leased, or used by Growth Factory, its subcontractors, with limits of not less than one million dollars ($1,000,000.00 USD) per occurrence. The policy must provide contractual liability and products and completed operations coverage for the term of the policy. The policy must not include an exclusion for sexual abuse, physical abuse, or molestation.

(b) The minimum limits of insurance required may be satisfied by a combination of primary and umbrella or excess insurance coverage; provided that any umbrella or excess insurance must contain, or be endorsed to contain, a provision that it applies on a primary basis for the benefit of the City, and any insurance or self-insurance maintained by the City, its officials, employees, or volunteers is in excess of such umbrella or excess coverage and does not contribute with it.

Section 4 – Marketing and Branding

4.1 Joint Marketing Approvals. The Parties agree to undertake additional joint marketing activities as further approved by both Parties and consistent with the City's Marketing Guidelines. During the Term, all promotional content, marketing activities, press releases and other publicity related to the Program and the Parties' relationship, including promotion via the Program or Launch or any other subsequent events, will be subject to the prior written approval of each Party (not to be unreasonably withheld) for each such use.

4.2 Marketing Guidelines. Each Party agrees not to represent itself as an agent or employee of the other Party. Neither Party shall make any representations (i) on the other Party's behalf or (ii) regarding the other Party or its products or services except as consistent with the written descriptions provided by such other Party hereunder. Each Party agrees not to engage in any deceptive, misleading, illegal or unethical practices that may be detrimental to the other Party or its products or services and agrees to comply with all applicable federal, state and local laws and regulations in connection with the exercise of its marketing rights under this Agreement. Each Party

will abide by the terms and conditions of all social media sites or other third party platforms that it uses (if any) in connection with its marketing activities under this Agreement.

Section 5 – Resources

5.1 Qualified Personnel. The parties shall utilize only competent personnel under the supervision of, and in the employment of, Growth Factory (or Growth Factory's authorized subcontractors) to perform any services related to the initiatives outlined in Section 2.

5.2 Subcontracting. The Parties may subcontract portions of the Program only upon prior written approval and mutual agreement. Growth Factory is responsible for its subcontractors throughout the course of the work required to perform the services noted in the Program Scope and Initiatives.

5.3 Ownership of Data Collected during Program. In accordance with federal, state, and local laws and ordinances, the Parties will maintain joint ownership of all data produced and collected during the Program Term, including but not limited to Program participant information, Program partner information, and any related third-party information. Both Parties will make commercially- reasonable efforts to ensure the security of this information against misuse and as it relates to their specific needs, including the withholding of personally identifiable information ("PII").

5.4 Subcontractor/Contractor Representation. Neither party shall, on the basis of this Agreement, contract on behalf of, or in the name of, the other Party. Any agreement made in violation of this provision shall be null and void.

Section 6 – Intellectual Property

6.1 Pre-existing and Independent Intellectual Property. Each Party retains all of its right, title, and interest in and to all intellectual property ("IP") that: (1) was conceived or developed by that Party prior to the Effective Date; or (2) is independently conceived or developed by that Party outside the scope of this Agreement. "IP" means any idea, design, concept, technique, apparatus, method, discovery, improvement, invention, work, or other item protectable by patent rights, copyrights, trademark rights, rights in trade secrets (if any), design rights, database rights, domain name rights, moral rights, or any other intellectual property rights (registered or unregistered) throughout the world.

6.2 IP Ownership. The Parties will maintain perpetual and royalty-free licenses to promote both their respective involvements and associated IP developed within the Program. All IP developed independently by Growth Factory in relation to the Program will be owned by Growth Factory and licensed to the City on a non-exclusive basis at

no cost and in perpetuity. All IP developed independently by the City and provided to Growth Factory to help promote and execute the Program will be owned by the City.

Section 7 – Term and Termination

7.1 Term. This Agreement shall be in effect during the Term noted in Section 2.2 above, unless terminated in accordance with Section 7.2 below.

(a) Termination. Either Party may terminate this Agreement for cause if the other Party: (a) fails to cure any material breach of this Agreement within thirty (30) days after written notice of such breach; or (b) ceases operation without a successor.

7.2 Effect of Termination. Upon expiration or termination of this Agreement for any reason (a) each Party shall promptly cease all use of the other Party's branding or marketing materials; and (b) Subject to the provisions of California Government Code section 7920 et seq regarding public records, within thirty (30) days after such expiration or termination, each Party shall return to the other Party or destroy all Confidential Information defined in Section 8.1 and all other material received from such other Party at such other Party's election, and upon request provide the other Party with confirmation (which confirmation may be provided via email) that it has complied with the foregoing obligations.

7.3 Survival of Termination. The provisions of Sections 4.2 (Joint Marketing Approvals), 5 (Resources), 6 (Intellectual Property), 8 (Confidentiality), 9 (Liability and Indemnification), and 10 (General) shall survive any termination or expiration of this Agreement.

7.4 Notice. Any consent, approval, or communication that either Party desires or is required to give the other Party shall be in writing and may be delivered personally or by deposit in the U.S. mail, first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	GROWTH FACTORY
City of Roseville City Manager 311 Vernon Street Roseville, CA 95678	Growth Factory 4465 Granite Dr. Suite 700 Rocklin, CA 95677 Attn: Mehrshad Mansouri

With a copy to:

City of Roseville
City Attorney
311 Vernon Street
Roseville, CA 95678

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Section 8 – Confidentiality

8.1 Confidential Information. The Parties agree that all inventions, know-how, business, technical and financial information it receives from each other constitutes the confidential property of the disclosing party, provided that it is identified as confidential at the time of disclosure or should be reasonably known by the receiving party to be confidential ("Confidential Information") due to the nature of the information disclosed and the circumstances surrounding the disclosure. Any business decisions, investment outcomes, similar financial information, any information relating to a future or potential product or service (or feature thereof) of the Parties or any of its' other associated entities will be deemed confidential and proprietary information of the disclosing party without any marking or further designation. Except as expressly authorized herein, the receiving party will hold in confidence and not use or disclose any Confidential Information. The receiving party's nondisclosure obligation will not apply to information which they can document:

- was rightfully in its possession or known to it prior to receipt of the Confidential
- is or has become public knowledge through no fault of the receiving party;
- is rightfully obtained by them from a third party without breach of any confidentiality obligation; or
- is independently developed by employees of the receiving party who had no access to such information.
- is required to be disclosed pursuant to the California Public Records Act and the provisions noted in California Government Code section 7920 et seq.

The receiving party may also disclose Confidential Information if so required pursuant to regulation, law or court order (but only to the minimum extent required to comply with such regulation or order and with advance notice to the disclosing party). The receiving party acknowledges that disclosure of Confidential Information would cause substantial harm for which damages alone would not be a sufficient remedy, and therefore that upon any such disclosure by the receiving party the disclosing party will be entitled to appropriate equitable relief in addition to whatever other remedies it might have at law.

Section 9 – Liability and Indemnification

9.1 Limitation of Liability. In no event shall either party be liable to the other party for any incidental, consequential, indirect, or punitive damages (including but not limited to lost profits) regardless of whether such liability is based on breach of contract, tort, strict liability, breach of warranties, failure of essential purpose or otherwise and even if advised of the possibility of such damages. Either party's aggregate liability arising out of this Agreement, whether in contract, tort (including negligence) or otherwise will not exceed the fees paid by the City to Growth Factory for the then-current year.

9.2 Indemnification. To the fullest extent allowed by law, the Parties shall defend, indemnify, and save and hold harmless the other Party, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of the other Party's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from either Party's sole negligence or willful misconduct. The Parties intend that this provision shall be broadly construed.

Growth Factory agrees to defend and indemnify City if, despite the Parties intent and practice, any venue, agency, or court with competent jurisdiction determines that Growth Factory and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of City. Growth Factory's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law.

Section 10 – General

10.1 Agreement. This Agreement constitutes the entire agreement between the Parties, and supersedes and replaces all agreements, arrangements and understandings relating to the subject matter hereof, whether reduced to writing or not, that may have preceded this Agreement.

10.2 Amendments. No amendment or modification of this Agreement or any provision of this Agreement shall be effective unless in writing and properly executed by both Parties.

10.3 Legal Compliance and Jurisdiction. The Parties shall comply with all applicable laws, regulations and ordinances in connection with its participation in any programs, events, or initiatives associated with this Agreement. This Agreement shall be governed by, construed and enforced in accordance with the internal laws of the state of California, without regard to conflict of law provisions. All claims or disputes arising from or in connection with this Agreement or as a result of the relationship created thereby shall be adjudicated only by the state or federal courts sitting in Placer County, California.

10.4 Waiver and Transferability. The Parties agree to use commercially-reasonable efforts to cooperate and collaborate in the performance of this Agreement so that its purposes may be successfully carried out. The waiver or failure of any Party to exercise any rights hereunder shall not be deemed a waiver of any other right or future rights. Any attempt to transfer or assign this Agreement without such written consent will be null and void.

10.5 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which, taken together, constitute one and the same agreement.

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EXHIBIT A

PROGRAM DOCUMENT

Innovation Challenges.

Growth Factory agrees to execute Innovation Challenges to encourage local startups and entrepreneurs to engage with regional companies to help identify and solve challenges via pitch competitions, pilot projects, and proofs of concept. Innovation Challenges will be set at the rate of one (1) per year.

Roseville Rising.

Growth Factory agrees to deliver Roseville Rising Program to catalyze the launch of new businesses based in the City of Roseville and develop the next generation of entrepreneurial talent. Roseville Rising will be set at the rate of two (2) programs per year, with the Program subject matter and beneficiaries to be determined jointly by the City and Growth Factory.

As of the Effective Date of this Agreement, the Roseville Rising Program comprises:

- "Roseville Rising for Student Founders" scheduled to begin in January 2026.
- "Roseville Rising for Food Founders" scheduled to begin in Summer 2026.

Entrepreneur in Residence.

Growth Factory agrees to act as "Entrepreneur-in-Residence" at the Roseville Venture Lab, which will include hosting weekly office hours and monthly forums to coach and connect local small business owners and startup founders.

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EXHIBIT B

PROGRAM BUDGET

Pursuant to Section 2.4, the Program budget for the Term is agreed to as follows:

- "Innovation Challenge": not to exceed $25,000.00 USD
- "Roseville Rising for Student Founders": fixed at $25,000.00 USD
- "Roseville Rising for Food Founders": fixed at $17,000.00 USD

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Roseville Rising for High School: 15 week program for 35 students

Item	Cost	Notes
Program Director (Mehrshad)	$ 13,250.00	106 hours -- includes average of 4 hours per session, 15 hours pre-program planning and 15 hours post program reporting
Program Manager	$ 4,750.00	95 hours @ $50/hour in facilitation and support
Program Materials	$ 2,000.00	includes weekly prizes, prototyping materials, swag, templates etc.
Food & Beverage	$ 2,000.00	Weekly snacks and drinks
Showcase event costs	$ 3,000.00	Venue rental, Catering, Team prizes
TOTAL COST	**$ 25,000.00**	

Roseville Rising Food Founders: 13 week program for 15 participants

Item	Cost	Notes
Program Director	$ 11,250.00	90 hours - includes average of 3 hours per session, 15 hours pre-program planning and 15 hours post program reporting
Program Manager	$ 4,250.00	85 hours @ $50/hour in facilitation and support
Food & Beverage	$ 1,000.00	Weekly snacks and drinks
Showcase event costs	$ 500.00	Décor, ticket processing fees, incidentals
TOTAL COST	**$ 17,000.00**	

Innovation Challenge: 3 session program

Item	Cost	Notes
Program Director	$ 11,250.00	90 hours - includes program design, pre-program planning and post program reporting
Program Manager	$ 2,500.00	60 hours @ $50/hour in facilitation and support
Lead Facilitator / SMEs	$ 5,000.00	Program design & delivery
Program Licenses	$ 5,000.00	Certifications & Materials
Food & Beverage	$ 250.00	Snacks and drinks
Showcase event	$ 1,000.00	Catering
TOTAL COST	**$ 25,000.00**	

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURES

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation has authorized the execution of this Program Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 2025, and Growth Factory has caused this Agreement to be properly executed.

CITY OF ROSEVILLE, a municipal corporation:

BY:_____
DOMINICK CASEY
City Manager

ATTEST

BY: _____
Carmen Avalos
City Clerk

APPROVED AS TO FORM:

BY: _____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

BY:_____
Melissa Anguiano
Economic Development Director

GROWTH FACTORY, a California nonprofit public benefit corporation

BY: Mehrshad Mansouri
MEHRSHAD MANSOURI
Managing Director

GROWTH FACTORY, a California nonprofit public benefit corporation

DocuSigned by:
BY: Monique Brown
D47F4148D328452...
MONIQUE BROWN
Board President

RESOLUTION NO. 25-294

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE ROSEVILLE AREA CHAMBER OF COMMERCE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement for space management, operational oversight, event coordination and strategic planning support at the Roseville Venture Lab, by and between the City of Roseville and the Roseville Area Chamber of Commerce, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

PROFESSIONAL SERVICES AGREEMENT

Project: Roseville Venture Lab Management and Support

THIS AGREEMENT is made and entered into this ___ day of _____, 2025, by and between the City of Roseville, a municipal corporation ("CITY"), and the Roseville Area Chamber of Commerce, a California nonprofit mutual benefit corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of space management, operational oversight, event coordination and strategic planning support at the Roseville Venture Lab located at 316 Vernon Street, Suite 110 in the City of Roseville; and

WHEREAS, CONSULTANT has prepared a proposal dated July 2025, which describes the scope of work to be performed by CONSULTANT, the budget for the work, and the schedule for performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such professional services.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the proposed scope of services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference. The scope of services described in EXHIBIT "A" shall be performed by

CONSULTANT during the period beginning from the date of execution of this Agreement and continuing until June 30, 2027, unless further extended by the parties in a written amendment to this Agreement.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT "A." Total compensation paid to CONSULTANT for the entire term of the Agreement ending on June 30, 2027, shall not exceed one hundred and sixty thousand dollars ($160,000). This total not-to-exceed amount is based on the Venture Lab's estimated annual operating costs of approximately eighty thousand dollars ($80,000) per year for staffing, operations, overhead, supplies, programming support and scheduling as detailed in EXHIBIT "A."

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

3. Indemnification. To the fullest extent allowed by law, CONSULTANT shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of CONSULTANT's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole

negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

4. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a

claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

5. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provision in its contracts with all subcontractors.

6. Time is of the Essence. Time is of the essence of this Agreement.

7. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars ($200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the

Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be considered by CONSULTANT in determining its proposal and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

8. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

9. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

10. Public Contracts: Conflicts of Interest. CONSULTANT's duties and services under this Agreement shall not include preparing or assisting CITY with any portion of the CITY's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with CITY. CITY shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. CONSULTANT's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. CONSULTANT shall cooperate with CITY to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by CONSULTANT pursuant to this Agreement.

11. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

12. The Levine Act Disclosure. The Levine Act (Govt. Code, Section 84308) requires a Party (and its agent(s), if any) to a Proceeding before the City of Roseville that involves any action or consideration related to their contract, license, permit, or other entitlement for use, to disclose any campaign contributions made to CITY elected or appointed officers totaling more than $250 within the twelve (12) months prior to the CITY decision and while a proceeding is pending, and includes certain prohibitions on contribution activity thereafter. If applicable campaign contributions have been made by CONSULTANT and/or its agent(s),

CONSULTANT is responsible for compliance, including for its disclosure obligations, if any, as further described at:

https://www.roseville.ca.us/government/departments/city_clerk/transparency/levine_act .

13. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

14. Independent Contractor. CONSULTANT, inclusive of its agents, officers, employees, volunteers, independent contractors, and subcontractors, shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-

call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

15. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

16. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

17. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such

materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

18. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

19. Attorney's Fees: Venue: Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

22. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	CONSULTANT
City of Roseville Attn: Economic Development Director 311 Vernon Street Roseville, CA 95678	Roseville Area Chamber of Commerce Attn: Ananda Rochita, CEO 650 Douglas Blvd. Roseville, CA 95678

Either party may amend its address for notice by giving notice to the other party in writing.

23. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 2025, and CONSULTANT has caused this Agreement to be executed.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
MELISSA ANGUIANO
Economic Development Director

Roseville Area Chamber of Commerce, a
CA nonprofit mutual benefit corporation

BY: Ananda Rochotz
its: Roseville Area Chamber of Commerce CEO

and

BY: _____
its: _____

EXHIBIT "A"

RACC Proposal to the City of Roseville-Owned Venture Lab

July 2025

Executive Summary

The Roseville Area Chamber of Commerce (RACC) is pleased to submit this proposal for managing the City-owned Venture Lab. We are uniquely positioned to bring entrepreneurial support, small business engagement, and operational excellence to the space. With a clear understanding of the costs and a sustainable strategy to monetize and promote the Venture Lab, we are confident this partnership can support the broader goals of economic development, innovation, and community engagement.

Operating Costs

A. Venture Lab Estimated Annual Operating Costs: $78,000

This estimate includes:

- **Staffing (Monday-Friday: 9am - 5pm)** (management, coordination, and support)
- **Operations** (event space support and management, insurance, internet)
- **General Overhead and Supplies**
- **Programming Support**
- **Payment and management of Eventective scheduling platform**

This figure reflects a comprehensive scope of responsibility of the Chamber, specifically as the Chamber will oversee space management with operational oversight from the City of Roseville regarding scheduling of events, confirming partnership engagement, and the strategic planning of initiatives, programs, and events held in the space.

Based on the operating costs outlined above, we propose the following arrangement for July 1, 2025 - June 30, 2027.

- The City agrees to pay RACC $6,500 a month to cover the staffing, insurance, general overhead, and programming support.

- The RACC agrees to pay the City a $500/month stipend to the City for them to provide utilities, phone line, and cleaning services.

B. Right of Entry

- The City of Roseville agrees to grant to the Roseville Area Chamber of Commerce a Right of Entry ("ROE") for purposes of Roseville Venture Lab management.

- The ROE includes, but is not limited to, use of the property for ingress and egress and all other activities whatsoever in nature incidental to the staffing and operations of the Roseville Venture Lab over, upon and across all that real property located at: 316 Vernon Street, Suite 110, in the City of Roseville, County of Placer, State of California.

- This ROE shall become effective upon approval by the Roseville City Council and shall terminate on June 30, 2027, unless otherwise extended in writing by the City.

- The Roseville Area Chamber of Commerce agrees to indemnify, defend, protect and hold the City of Roseville harmless from and against all liability, claims, demands, damages or costs of any kind whatsoever arising from or connected with the Chamber's activities on City's property during the term of the ROE granted herein. In addition, during the term of this ROE, the Chamber agrees to continuously maintain, in full force and effect, policies of insurance evidencing coverage in the amounts and form required by the Roseville City Attorney.

- It is understood and agreed that upon said termination date and the physical restoration of the ROE area, the Chamber shall have no further obligation or liability in connection with the property or this ROE.

Monetization Strategy

To ensure the Venture Lab operates with minimal financial burden to the City, we plan to implement a diversified revenue model that includes:

A. Corporate Sponsorships

- Targeting outreach for corporate partnerships, sponsorship for events programming, the EPIC Career Exploration Program.

B. Coworking Space / Time Rentals

- Flexible workspaces and meeting space rentals.
- Member and non-member pricing tiers.

C. Member Bookings

- Access at a discounted rate (currently $40/hour) with potential increase to align with market minimums ($50/hour).

D. Private / Non-Member Bookings

- Competitive pricing for one-time events, workshops, and meetings for non-members/community (currently $80/hour) with a potential to align with market minimums of $100/hour).

E. Program Partnerships

- RACC Programs and Events Hosted at the Venture Lab
  - Business Bootcamp (10 per year)
  - Industry Specific Roundtables (approximately 1-2 per month)
  - EDG (10 per year)
  - TPM Collaborative Meetings
  - Chamber Orientation (10-11 per year)
- RACC will honor the agreement that the City has with the City-acquired Sponsors and the designated amount of event space rental included in their Sponsorship. Any booked events over their allotted time will be billed at the going rate and split according to this agreement (70% to City/30% to RACC).

- Collaborations with regional organizations (e.g., SBDC, Golden Sierra Workforce) with opportunities for:
  - Co-hosted events or classes.
  - Sponsored programming.
  - Revenue-sharing models or rental fees for space usage.

F. **Rental Rate Adjustments**
- We propose adjusting rates to reflect current market demand to ensure financial sustainability (increase the minimum to $50/hour for members/non-profits and $100/hour for public/non-members).

Proposed Revenue Sharing Framework

In addition to the operating costs, the City and the RACC will receive revenue from bookings. They will include the following split, which will be paid monthly.

Bookings: 50% to the City / 50% to the Chamber

By doing a split revenue sharing framework, it incentivizes RACC to maximize revenue-generating opportunities while aligning with the City's community-focused mission.

Promotion & Member Engagement

The Chamber is committed to promoting the Venture Lab to maximize its value to the business community. We plan to leverage:

- **Targeted Chamber Communications**
  - Email newsletters, event calendars, and special announcements.
- **Social Media Campaigns**
  - Highlighting available space, success stories, and upcoming programming.
- **Member-Exclusive Perks**
  - Priority booking and discounted rates.
- **Community Partnerships**
  - Expanding visibility through collaboration with local businesses and workforce development organizations.

Our goal is to position the Venture Lab as a hub for innovation, entrepreneurship, and connection, fully integrated into our broader economic development initiatives.

Conclusion

We believe this management model provides a sustainable, community-focused pathway for maximizing the value of the Venture Lab. The Chamber is prepared to take on operational responsibility and implement a financially sound, growth-oriented plan. If desired, RCC and the City

can meet quarterly during the first year and bi-annually after that to ensure adherence to the agreement and address any concerns.

Either party may terminate this agreement with 90 days notice.

We look forward to collaborating with the City to finalize the necessary agreements and begin this next chapter for the Venture Lab.



Amy Triplett, Interim CEO
Roseville Area Chamber of Commerce

7/23/2025
Date

RESOLUTION NO. 25-295

APPROVING THE FORM OF THE STANDARD PARTNER SPONSORSHIP FUNDING AGREEMENT

WHEREAS, on May 18, 2022, Council approved a program agreement, lease agreement and budget adjustment for the establishment of the Roseville Venture Lab (RVL), in partnership with the Growth Factory (GF); and

WHEREAS, over the last three years, staff has collaborated with the GF and other community partners to implement a range of programs aimed at stimulating small business development; and

WHEREAS, additional community partners have shown strong interest in supporting this initiative and will assist with in-kind sponsorships and financial assistance; and

WHEREAS, staff proposes the City Manager have authority to execute Sponsorship Agreements between the City of Roseville and participating sponsors who wish to support the RVL in the future to streamline onboarding of partners.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City, that the Standard Partner Sponsorship Funding Agreement form has been approved, and the City Manager is authorized to execute all pending and future Standard Partner Sponsorship Funding Agreements.

NOW, BE IT FURTHER RESOLVED, staff is authorized to make non-substantiative changes to the Agreements in order to effectively complete each individual Sponsorship Agreement with approval by the City Attorney.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

PARTNER SPONSORSHIP FUNDING AGREEMENT BETWEEN
THE CITY OF ROSEVILLE AND _____

THIS AGREEMENT is made and entered into this_____day of_____ by and between the City of Roseville ("CITY") and _____(“SPONSOR”).

W I T N E S S E T H:

WHEREAS, both CITY and SPONSOR recognize the benefits of this sponsorship relationship to the support workforce development and career exploration opportunities in the region; and

WHEREAS, this sponsorship will support, in particular, the Roseville Venture Lab, the city’s entrepreneur center dedicated to strengthening local startup businesses, spurring job growth, and fostering a community of entrepreneurs and innovators through programs, events, partnerships, workforce development, and coworking space.

NOW, THEREFORE, the parties agree as follows:

1. Sponsorship fee. SPONSOR agrees to contribute _____ annually to the Roseville Venture Lab. The first-year sponsorship fee in the amount of ___ is due in full upon the execution of this Agreement, net 30. CITY agrees to provide a second-year fee invoice to SPONSOR by _____ , and the second-year sponsorship fee in the amount _____due on _____.

2. Sponsorship Consideration. In consideration of the sponsorship fee, CITY agrees to do the following:

a. Provide SPONSOR access to the Roseville Venture Lab space for a minimum of:

Other events may be considered as pre arraigned.

b. Display SPONSOR marketing materials in the Roseville Venture Lab

c. Identify SPONSOR on any listing of sponsors for the Roseville Venture Lab space.

d. Collaborate with SPONSOR on workforce development initiatives through shared marketing, staff and other in-kind services that align with the joint mission related to – upskilling, career exploration, youth enrichment, and workforce training.

SPONSOR will also provide CITY with SPONSOR's logo and/or artwork by the negotiated deadline and hereby consents to CITY using the logo and/or artwork.

3. Term. The term of this Agreement shall be for _____.

4. Termination Upon Default. This Agreement may be terminated for cause by either party if any of the following occurs:

a. SPONSOR defaults in paying the sponsorship fee; or

b. CITY fails to provide any of the consideration listed in Section 2; or

c. Upon the filing of a bankruptcy action by or against SPONSOR, the insolvency of SPONSOR, or the general assignment by SPONSOR of its assets for the benefit of its creditors; or

d. Either party defaults in the performance of, or adherence to, any material term, provision or obligation of this Agreement.

Upon the occurrence of any default, the non-defaulting party may declare a default of this Agreement. The non-defaulting party shall give the defaulting party a written notice of the default, after which the defaulting party shall cure the default within thirty (30) calendar days. If the defaulting party fails to cure the default to the reasonable satisfaction of the non-defaulting party, the non-defaulting party may immediately terminate this Agreement. If SPONSOR is in default, CITY may retain as damages any and all payments made by SPONSOR, and/or pursue any other remedies available by law. If CITY is in default, SPONSOR is entitled to a pro-rated refund of sponsorship fees paid for the annual period during which default occurred.

5. Public Forum. SPONSOR understands and agrees that the Roseville Venture Lab space is a non-public forum. CITY may refuse SPONSOR's sponsorship if SPONSOR's advertisement (including, but not limited to, banners, signs, flyers, etc.), if posted individually or in combination with other advertisement, could cause property of CITY to become a public forum for the dissemination, debate, and/or discussion of public issues.

6. Press Releases. SPONSOR shall consult with CITY and obtain CITY's prior approval before issuing any press releases or otherwise making any public statements with respect to this Agreement or the transactions contemplated hereby.

7. Assignment. Neither party shall assign or transfer this Agreement, or any right or interest in this Agreement, without the express written consent of the other party. Any assignment or transfer without the prior written consent of the other party, whether it be voluntary or involuntary, by operation of law or otherwise, is void and shall, at the option of the other party, terminate this Agreement.

8. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

9. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

10. Waiver. The waiver by either party of any default or breach by the other party of the provisions of this Agreement shall not constitute a waiver of the provisions of this Agreement or a waiver of any subsequent default or breach by the defaulting or breaching party.

11. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or terminated only by mutual written agreement signed by the parties.

12. Notices. Any notices to parties required by this Agreement shall be delivered or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE

City of Roseville
Economic Development Department
311 Vernon St.
Roseville, CA 95678

SPONSOR

Either party may amend its address for notice by giving notice to the other party in writing.

13. Integrated Agreement. This is an integrated agreement, and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

14. Non-Discrimination: The parties agree that no person, staff, or student shall, on the basis of race, color, religion, national origin, sex, sexual orientation, marital status, age, disability, or medical condition, be excluded from participation in, be denied the benefit of or be subjected to discrimination under this agreement. This agreement shall take into consideration the operational requirements and limitations of the CITY and SPONSOR. CITY and SPONSOR shall abide by appropriate State and Federal laws governing Reasonable Accommodation and the Americans with Disabilities Act.

15. Mutual Indemnification**:** Each party agrees to indemnify, defend, and hold harmless the other party, its officers, employees, agents, and representatives from and against any and all claims, liabilities, damages, losses, and expenses (including reasonable attorneys' fees) to the extent alleged to be caused by the negligent or wrongful acts or omissions of the indemnifying party, its employees, agents, or contractors in connection with activities under this agreement and shall at all times maintain appropriate insurance or self-insured limits and coverage for such defense and indemnity.

The parties have executed this Agreement on the day and year set forth below.

_____	_____
Date	Dominick Casey City Manager
_____	_____
Date	_____

ORDINANCE NO. 6986

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2025-26 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2025-26, is hereby amended as listed on the attached budget adjustment for the Roseville Venture Lab Program,

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 07/03/2025

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Wayne Wiley	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Cary Camilleri	ORDINANCE:	
DEPARTMENT/DIVISION:	Economic Development		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	5301	84001	500641	158,317	Reallocate budget from project 500304 to 500641
1001	5301	84001	500304	(158,317)	Reallocate budget from project 500304 to 500641
6130	5301	84001	500641	8,334	Reallocate budget from project 500304 to 500641
6230	5301	84001	500641	8,333	Reallocate budget from project 500304 to 500641
6330	5301	84001	500641	8,333	Reallocate budget from project 500304 to 500641
6130	5301	84001	500304	(8,334)	Reallocate budget from project 500304 to 500641
6230	5301	84001	500304	(8,333)	Reallocate budget from project 500304 to 500641
6330	5301	84001	500304	(8,333)	Reallocate budget from project 500304 to 500641
1030	5570	84001	500641	30,000	Establish Grants budget for project 500641
1030	5301	84001	500641	270,000	Establish Professional Services budget for project 500641
6001	5301	84701	500641	20,000	Establish Professional Services budget for project 500641
1001	5301	84001	500641	74,500	Establish Professional Services budget for project 500641 (GF funding will be completely offset by sponsor revenue)
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				394,500	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	4791	84001	500641	74,500	Establish sponsor revenue budget for project 500641
REVENUES/TRANSFERS IN TOTAL				74,500	

NET ADJUSTMENT	320,000	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1030	3601	00000	000000	(300,000)	Decrease Strategic Improvement Fund Balance
6001	3601	00000	000000	(20,000)	Decrease Electric Fund Balance
	3601	00000	000000		
FUND BALANCE TOTAL				(320,000)	

Justification for Budget Adjustment:

The Economic Development Department recommends that Council authorize the establishment of a new Non-Capital Improvement Project – Roseville Venture Lab RVL (500641), and adopt an ordinance to approve a budget adjustment appropriating $394,500 to the project. Project Funding will be allocated as follows:

$300,000 from the Strategic Improvement Fund (1030)
$20,000 from the Electric Fund (6001)
$74,500 from the General Fund (1001) -- new GF funding will be completely offset by sponsor revenue
$158,317 reallocation of General Fund (1001) budget from project 500304 to 500641
$25,000 reallocate Environmental Utilities Rehab funds (6130, 6230, 6330) budget from project 500304 to 500641

Funds are being re-allocated from the Entrepreneurship Project (500304), which will be closed once final invoices are paid. The new project, Roseville Venture Lab RVL (500641), reflects a new phase for this effort. The RVL will be managed by an external vendor with oversight from the City's Economic Development staff and will provide programming for the local community aimed at strengthening local start-up businesses, supporting workforce development initiatives, providing youth career readiness opportunities, and boosting the local economy. This project receives sponsorship funds that are required to be used to support or improve the RVL in alignment with the City's Economic Development Strategy. This budget adjustment includes a revenue budget of $74,500 and a matching expense budget in the General Fund such that all new General Fund contributions are fully offset by revenue. As additional revenue is realized, additional budget adjustments will be requested.

PROPOSED PROJECT EXPENSES & REVENUES

Expenses - Cost Description	Amount
Programming	$145,000
Site Manager/ Office Manager	$80,000
Grants	$30,000
Misc. Sponsorship/Ancillary Costs	$10,000
Marketing	$10,000
Total	**$ 275,000.00**

Revenue - Sponsorship, Partnership, Income	Amount
Sponsor Dollars (Projected)	$130,000
City of Roseville	$150,000
Total	**$ 280,000.00**